



**CITY OF DOVER**

## DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting  
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820  
Meeting Date: **Tuesday, February 12, 2019**  
Meeting Time: **7:00 pm**

### 1. CITIZENS' FORUM

### 2. APPROVAL OF THE PRIOR MINUTES

- January 22, 2019 Regular Meeting Minutes

### 3. OLD BUSINESS

- A. Discussion and possible vote on the FY20 Community Development Block Grant (CDBG) Action Plan.

### 4. NEW BUSINESS

- A. Consideration and acceptance of a Minor Lot Line Adjustment for Tam and Nancy Doan, (Owners: Tam & Nancy Doan and 6 DPR Realty, LLC of the Pilgrim Plaza Condominium), Assessor's Map K, Lots 30-M-3 & 18-2, zoned B-3 & R-12, located at 6 & 16 Dover Point Road. \*(P19-10)
- B. Consideration and acceptance of a Transfer of Development Rights for Thomas C. Strange, Assessor's Map 24, Lot 75, zoned CBD-Gateway, and located at 96 Portland Avenue. (Proposal is to purchase two additional units using TDR so the site would contain a total of 4 units). \*(P19-07)
- C. Presentation by Lee Skinner on Open Space Subdivisions
- D. Consideration and possible posting of amendments to Chapter 170, entitled "Zoning Ordinance" of the code of the City of Dover. Amendments include definitions, floodplain reference, HR footnote, fee schedule, and fence height. The full text of the amendments is available in the Planning Department and at [www.dover.nh.gov](http://www.dover.nh.gov) located under City Documents & View Current City Reports.
- E. Consideration and possible posting of amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include stormwater infrastructure third party review, definition of medical use, and landscape requirements. The full text of the amendments is available in Planning Department & at [www.dover.nh.gov](http://www.dover.nh.gov) located under City Documents & View Current City Reports.
- F. Consideration and possible posting of amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include the TRC submission, ownership of Open Space, location of standard road cross sections, and landscape requirements. The full text of the amendments is available in Planning Department & at [www.dover.nh.gov](http://www.dover.nh.gov) located under City Documents & View Current City Reports.

### 5. STAFF COMMENT

### 6. MEMBER COMMENTS

### 7. ADJOURNMENT

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



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

**Members Not Present:** Dave Landry, Matt Sullivan (Alternate), James Burdin (Alternate); Jackson Kaspari (Alternate)

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

The Chair called the meeting to order at 7:00 pm and noted that no alternate is available to sit in for Dave Landry.

### 1. CITIZENS' FORUM

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

### 2. APPROVAL OF THE PRIOR MINUTES

- January 08, 2019 Workshop Meeting Minutes
- January 08, 2019 Regular Meeting Minutes

**Motion:** F. Torr made a motion to approve the minutes as submitted. Seconded by D. Ciotti. Vote U/A

### 3. OLD BUSINESS

There was none

### 4. NEW BUSINESS

- A. Public Hearing on the draft FY20 CDBG Action Plan. All persons wishing to speak on the proposed Action Plan and use of funds are urged to attend.

C. Parker gave a quick overview of the CDBG process.

D. Carpenter, Community Development Planner for Dover reviewed the process and walked the Board through the application materials. Public comment will be heard tonight. At the next Planning Board meeting the board will make a recommendation to the City Council who will also hold a public hearing on the matter. This plan will technically become effective July 1<sup>st</sup>, though typically contracts would not be signed until the fall.

*Public hearing opened.*

Tammy Smith, Community Partners stated that project funds go towards permanent and affordable housing for individuals providing security deposits and first month's rent.

Martha Stone, Cross Roads House, reviewed some statistics of who and how many people they've helped over the past year as well as objectives and goals for their homeless shelter.

Lena Nichols, Dover Welfare, stated that project funds go towards rent security deposits and temporary hotel costs until housing is available.



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Cheryl Allen, Haven, stated Haven supports victims of domestic violence and sexual assault. Funds go towards expenses for the shelter and getting clients into permanent, safe homes.

Tracy Tartercoff, Homeless Center for Strafford County, explained their free lease at their current location will be up in 2021. They have submitted a public facilities grant for \$75,000 for land acquisition.

Susan Ford and FX Bruton, My Friends Place, reviewed the criteria for entry and exit from the shelter and mentioned how all of these organizations work together to support the clients.

Betsey Andrews Parker and Bob Arnold, Community Action, work to keep people housed in their homes. They reviewed objectives for the weatherization program. Clients are income-screened. Dover's funds stay in Dover.

Doug Steele, The Woodman Museum, reviewed facility improvements for ADA compliance.

*Public Hearing closed.*

**Motion:** L. Skinner made a motion to table the Action Plan. Seconded by H. Harmon. Vote U/A

T. Donovan noted that items B and C would be heard together.

- B. Consideration and acceptance of a Site Review for DMC Real Estate Holdings, LLC, (Owner: Kevin & Lydia Cooper), Assessor's Map H, Lot 33, zoned B-4, located at 67 Knox Marsh Road. (Proposal is to construct an urgent care animal hospital within two phases. The first phase consisting of 8,000 sq. ft. of first floor hospital space with 3,000 sq. ft. of second floor office space and the second phase would consist of an additional 4,800 sq. ft. of hospital space attached to the first floor). \*(P18-57)
- C. Consideration and acceptance of a Conditional Use Permit for DMC Real Estate Holdings, LLC, Assessor's Map H, Lot 33, zoned B-4, located at 67 Knox Marsh Road. (Proposal is to construct an urgent care animal hospital with a wetland buffer impact of 50 ft.). \*(P18-56)

C. Parker explained that applicant is requesting to construct an urgent care animal hospital in two phases. The first phase would be 8,000 s.f. of first floor animal hospital with 3,000 s.f. of second floor office. The second phase would be an additional 4,800 s.f. of hospital space on the first floor. At this point, the timing is not known for when the second phase would be constructed. The site is proposed to be serviced by municipal water and sewer. There is 11,240 s.f. of impact to the 50' wetland buffer.

This site had been previously approved for a mixed use building. That approval expired.

Planning and Police staff have communicated to NHDOT the request to continue the previous right of way design with acceleration and deceleration lanes in both directions. At this time, staff has not heard a confirmation from NHDOT and therefore has a recommended condition of approval below.

This application was reviewed by the Technical Review Committee on November 29, 2018. The Conservation Commission endorsed this item at their January 14, 2019 meeting.

Steve Haight, Civilworks, NE, reviewed the technical aspects of the plan and noted the wetlands buffer impact is for drainage.



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

*Public hearing opened. No one spoke. Public Hearing closed.*

### **STAFF RECOMMENDATION (Site Plan):**

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. The Planning Department believes this plan is consistent with those regulations and recommends that the Planning Board vote to approve the Site Plan with the following conditions:

### **Conditions to Be Met Prior to Signing of Plans:**

1. The conditional use permit (P18-56) shall be approved.
2. The applicant shall provide:
  - a. A digital version of plan set
  - b. Updated NHDOT Permit
3. The applicant must revise final plan set to:
  - a. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
  - b. Add LLS, PE, and Landscape Architect signatures and stamps to final plan
  - c. Revise the elevations to indicate materials and show full side of building rather than cut off
  - d. Add AOT, NHDES and NHDOT permit numbers
  - e. Indicate future pad as loamed and seeded
  - f. Show the right-of-way on Knox Marsh Road layout to the satisfaction of the Assistant City Manager.

### **Conditions to Be Met Prior to any Construction Activity:**

4. A site construction sign with the contact information for the general contractor must be located and approved by the City Engineer or Assistant City Manager.
5. Applicant shall complete Land Use Development Tracking Form, most recently revised version, utilizing the online Pollution Tracking and Accounting Pilot Project (PTAPP) portal. <https://www.unh.edu/unhsc/ptapp>

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

6. The commercial space shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

### **Conditions to Be Met Prior to Occupancy:**

7. Issuance of a certificate of occupancy.
8. Impact fees shall be paid per the invoice included with the Notice of Decision.
9. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

**Motion:** F. Torr made a motion to approve with staff recommended conditions. Seconded by L. Skinner. Vote U/A.

### **STAFF RECOMMENDATION (Conditional Use Permit):**

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department believes this plan is consistent with those standards and



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recommends that the Planning Board vote to approve the Conditional Use Permit with the following conditions:

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

1. Site Plan be approved (P18-57)

**Motion:** F. Torr made a motion to approve with staff recommended conditions. Seconded by L. Skinner. Vote U/A.

- D. Consideration and acceptance of a Conditional Use Permit for Lilac Garden LLC, Assessor's Map H, Lot 35-D, zoned RM-SU, located at Lilac Lane. (Proposal is to construct a trash compactor area for the 50-acre existing housing complex. The construction consists of 235 sq. ft. of impervious area and 4,495 sq. ft. of disturbance within the 50 ft. wetland buffer). \*(P18-64)

C. Parker explained that applicant is requesting to install a trash compactor area with 237 s.f. of impervious area which would have 5,057s.f. of disturbance within the 50' wetland buffer.

This application went to the Technical Review Committee on December 13, 2018 for review. The Conservation Commission endorsed this item at their January 14, 2019 meeting with a condition that the plan details be amended to include maintenance of the bio-retention areas.

Hannah Giovannucci, TF Moran, reviewed the technical aspects of the plan. She also clarified the square footage of impervious area is 237 sq. ft. and the square footage of wetlands disturbance is 5057 sq. ft.

L. Skinner asked for more clarification about the recycling area. Ms. Giovannucci stated they will add recycling bins that waste management will empty. Currently there is no recycling program on site. This will be a pilot program.

T. Donovan inquired about the plantings since the pond will be saturated. They will be wetland plantings. He also inquired about some math which was not confirmed at the meeting but will be checked.

**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:**

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department believes this plan is consistent with those standards and recommends that the Planning Board vote to approve the Conditional Use Permit with the following conditions:

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

1. Applicant shall revise the plan set to:
  - a. Update permit numbers and supply a copy to the Planning Department.
  - b. Remove note that the drawings are not for construction.
  - c. Owners signature and date on final plan set
  - d. Have the LLS, PE, and Wetland Soil Scientist sign and stamp the final plan set
  - e. Add wetland buffer placards along southwesterly buffer line



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- f. Confirm accessible parking and layout to the satisfaction of the Building Official
- g. Indicate confirmation of design has been reviewed for and complies with all applicable accessibility regulations. (i.e. '09, IBC Chapter 11 w/ NH Amendments and ANSI) in accordance with NH RSA 155-A: 5.
- h. Add detail to include maintenance of the bio-retention areas to the satisfaction of the Assistant City Manager.

**Motion:** H. Harmon made a motion to approve with staff recommended conditions. Seconded by D. White. Vote U/A.

- E. Consideration and acceptance for a Conditional Use Permit for Donald R. & Dawn M. Barker, Assessor's Map B, Lot 12-B, zoned R-40, located at 94 County Farm Cross Road. (Proposal is to replace a failed septic system with a new septic system 43.8 ft. from wetlands, where 75 ft. is required). \*(P19-02)

C. Parker explained that applicant is requesting a Conditional Use Permit to install a new septic system within 48.8' of a wetland whereas 75' is required.

The Conservation Commission endorsed this item at their January 14, 2019 meeting.

Ashley Rowe, Norway Plains Associates, reviewed the technical aspects of the plan. He also clarified that just the tank is in the buffer- not the leach field.

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

*Public hearing opened. No one spoke. Public Hearing closed.*

### **STAFF RECOMMENDATION (Conditional Use Permit):**

The Wetlands Protection District ordinance provides for Conditional Use Permits to allow impacts to wetlands and wetland buffers if standards related to demonstration of need, avoidance, minimization, and mitigation are met. The Planning Department believes this plan is consistent with those standards and recommends that the Planning Board vote to approve the Conditional Use Permit with the following conditions:

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

1. Applicant shall provide the NHDES Septic System Permit

**Motion:** H. Harmon made a motion to approve with staff recommended conditions. Seconded by L. Skinner. Vote U/A.

- F. Consideration and acceptance of a Conditional Use Permit for Knox Marsh Development, Assessor's Map 12, Lots 125 & 125A, zoned Heritage Residential, located at 84 Silver Street. (Proposal is to construct a 4 unit building in addition to the existing 8 unit apartment building and expand the existing parking lot). \*(P19-01)

C. Parker explained that this property was subdivided last year. Both lots are to be serviced by municipal water and sewer, and use Belknap Street for vehicular access. Single Family and Two family homes are allowed by right in this district, in either case, the new structure must look like a single family home. 4 units are allowed, with compliance with the Conditional Use Permit criteria. As part of the subdivision, the Board



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required shared access and parking easements, and a delineation between the two parcels. A copy of the approved subdivision plan has been provided to the Board.

The property owner proposes to construct 4 units in a townhouse style on lot 125A with a shared expanded parking lot with lot 125 which currently has 8 units.

Conditional Use Permits for this use in the HR do not require Technical Review Committee review.

Christopher Berry, Berry Surveying and Engineering, reviewed the technical aspects and criteria for the Conditional Use Permit. Rob Baldwin was present if needed.

C. Parker explained Community Services is not in favor of white fencing along the trail due to tagging and maintenance. They are going to add vegetation to mask the existing wire fencing. There will also be a hedge line between the two structures. F. Torr suggested a wood fence rather than white vinyl.

D. Ciotti asked if the benches and trash cans are required. Since they are not, he suggested they are taken off the plan. It is private land and the public will fill the trash bins and they will need constant attention for disposal.

L. Skinner clarified some dimensions with C. Berry. He also commented the structure doesn't look like a single-family home. Discussion ensued regarding the intent of the design resembling a single-family home with some board members expressing that thought the design does resemble a single-family home.

F. Torr discussed the vinyl fencing. Discussion occurred about whether to eliminate it all or add a 4' section to match. F. Torr preferred a condition to not have any white vinyl fencing on site.

**Motion:** L. Skinner made a motion to accept the application. Seconded by D. White. Vote U/A.

*Public hearing opened.*

Grant Killian, 72 Belknap Street is an abutter 50' away. Two years ago, he was told this property would be a single-family home. His three concerns are: 1) Is this compatible with the surroundings? There are multi-family homes, but there are single-family homes there too. 2) Traffic- parking is already an issue. 3) Incidents due to density. There are currently disturbances in the neighborhood, and they will increase with more density. He asked for the board to take the feedback and not rubber-stamp the project.

Meg Maroni, 81 Belknap Street agreed with everything Mr. Killian said. She is concerned about the foot traffic- people cutting through wherever they want. Currently people climb up and down the adjacent properties to access the trail. Multi-family homes cause more issues for the neighborhood- there's no accountability so there is a lot of smoking and drinking. Landlords don't take care of the property. There are always disposal issues when people move out.

*Public Hearing closed.*

### **STAFF RECOMMENDATION:**

Chapter 170-20-B(2)&(3) of the City Code states that conditional use approval for relief from the standards may be granted by the Planning Board provided that the proposed project complies with the standards contained within. The Planning Department believes this plan is consistent with those



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standards and recommends that the Planning Board vote to approve the Conditional Use Permit with the following conditions:

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

1. Add additional trees and landscaping, to the satisfaction of the Assistant City Manager, to screen the 4 units from:
  - a. Silver Street
  - b. The original 8 unit building
  - c. The Community Trail (5 - 6' on center)
  - d. Belknap Street
2. 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)
3. The owner's signature shall be added to the final plan.
4. Add the Planning File Number P19-01.
5. The applicant shall provide a digital version of the final plan to the Planning Department.
6. Add a note to the plan with the Book and Page of the access/parking easement declaration
7. Add note to the plan that no natural debris or trash shall enter the Dover Community Trail area from these properties.
8. Add a note to the plan that no snow can be pushed so that it falls onto the Dover Community Trail below.
9. Add a note to the plan that no vinyl fencing shall be installed on site.
10. Indicate materials on the architectural renderings to the satisfaction of the Assistant City Manager.
11. Provide information on water and sewer service, from Belknap Street, to the satisfaction of the City Engineer.
12. Provide information on the stormwater treatment and improvements to the satisfaction of the City Engineer.

Discussion ensued about multi-family issues and concerns.

C. Parker agreed the City needs to do a better job reaching out to landlords regarding trash and parking. He is happy to reach out to the abutters to discuss their concerns further.

**Motion:** D. White made a motion to approve with staff recommended conditions. Seconded by T. Donovan. Vote U/A.

### **5. STAFF COMMENTS**

- TRC is picking up again, including the Little Bay Marina Project, First Street project, a project on Fourth Street, a subdivision on Back River Road and the Old Court House.
- New Alternate Matt Sullivan was appointed last month. Matt was unable to attend tonight.
- NHDOT public hearing- the City spoke in favor of the bus terminal and against the welcome center at exit 6.

### **6. MEMBER COMMENTS**

D. Ciotti addressed a concern that the staff comments use the title Assistant City Manager rather than Planning Director and how that could cause an issue if/when that is no longer the same person. These issues come under the Planning Director portion of C. Parker's title. C. Parker clarified that City Attorney ok'd this procedure.



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F. Torr expressed his dislike of the state of the dumpsters at City Hall. They are unsightly and unscreened. C. Parker stated they are scheduled to be screened.

### 7. ADJOURNMENT

**Motion:** T. Donovan made a motion to adjourn at 9:34 pm. Seconded by D. White. Vote U/A

**To: Planning Board**  
**From: Dave Carpenter**  
**Date: February 7, 2019**  
**Re: FY20 Action Plan**

**ISSUE:**

FY20 Action Plan – Public Service Allocations

**INTENT:**

This memo will provide an update to proposed Public Service allocations for the proposed FY20 Action Plan.

**GOAL:**

Recommend approval of the FY20 Action Plan to the City Council.

**ATTACHED:**

CDBG Fund Allocation & Contingency  
Funding Allocations Plan FY20

**BACKGROUND**

The total amount of funding that can be allocated for Public Services (PS) is set by HUD at 15% of the anticipated grant amount for the next year (FY20) and 15% of the known Program Income (PI) for the prior year (FY18). These amounts are:

- \$290,000.00 (Anticipated)
- \$142,371.00 (Actual FY18 PI)

However, when FY20 is completed, the 15% figure will be based on the actual FY20 grant amount and the actual FY19 PI. Staff anticipates that the FY19 PI will be significantly less than what was received in FY18. See the following:

- Actual FY18 PI: \$142,371.00
- Anticipated FY19 PI: \$11,068.00

As such, we have revised the PS allocations in the “CDBG Fund Allocation” sheet to account for the significant difference in PI from FY18 to FY19. The “Contingency Funding Allocations Plan” has also been modified to allow the final PS allocations to be adjusted upward if the FY20 Grant and/or the FY19 PI turns out to be greater than currently anticipated.

Lastly, the only other change to proposed allocations is to the “City of Dover - Bus Shelter, Sidewalk & Pedestrian Improvements” project from \$100,000.00 to \$120,000.00 as a result of changes above.

**STAFF RECOMMENDATION – FY20 ACTION PLAN**

Staff asks that the Planning Board:

- Review the proposed FY20 Action Plan.
- Find that the Plan is consistent with both the City of Dover Consolidated Plan & HUD National Objectives.
- Recommend approval of the FY20 Action Plan to the City Council.

**CDBG Fund Allocation: Revised 02/07/19**

| <b><u>PROGRAM FUNDING</u></b>     | <b>Amount</b>       |
|-----------------------------------|---------------------|
| FY20 Federal Grant                | \$290,000.00        |
| FY19 PI: School St Parking Lot    | \$4,260.00          |
| FY19 PI: Welfare Deposits         | \$1,000.00          |
| FY19 PI: DELP                     | \$5,808.00          |
| FY19: Reallocate from FY19 AP     | \$100,000.00        |
| FY18: PI                          | \$142,371.00        |
| <b>Total Program Funding Pool</b> | <b>\$543,439.00</b> |

| <b>Organization</b>                             | <b>Specific Objective (1)</b> | <b>FY20 Amount Requested</b> | <b>Current Year Funding</b> | <b>Recommended FY20 Funding</b> |                     |
|-------------------------------------------------|-------------------------------|------------------------------|-----------------------------|---------------------------------|---------------------|
| <b>Administration</b>                           |                               |                              |                             |                                 | <b>\$58,000.00</b>  |
| General Administration                          | 1 - 5                         | \$58,000.00                  | \$58,000.00                 | \$58,000.00                     |                     |
| <i>total</i>                                    |                               | <i>\$58,000.00</i>           | <i>\$58,000.00</i>          | <i>\$58,000.00</i>              |                     |
| <b>Public Services</b>                          |                               |                              |                             |                                 | <b>\$44,000.00</b>  |
| 15% of FY20 Grant and FY18 PI                   |                               |                              |                             |                                 |                     |
| <i>Organization</i>                             |                               |                              |                             |                                 |                     |
| AIDS Response                                   | 1                             | \$15,000.00                  | \$7,660.00                  | \$6,000.00                      |                     |
| Community Partners                              | 1                             | \$9,000.00                   | \$6,660.00                  | \$5,000.00                      |                     |
| Cross Roads House                               | 1                             | \$12,000.00                  | \$9,170.00                  | \$7,500.00                      |                     |
| Dover Welfare Sec Deposit                       | 1                             | \$10,000.00                  | \$7,459.00                  | \$5,500.00                      |                     |
| HAVEN (A Safe Place)                            | 1                             | \$5,000.00                   | \$4,158.00                  | \$4,000.00                      |                     |
| Homeless Cntr for St Cty                        | 1                             | \$9,300.00                   | \$7,360.00                  | \$6,000.00                      |                     |
| My Friends Place (MFP)                          | 1                             | \$16,000.00                  | \$11,260.00                 | \$10,000.00                     |                     |
| <i>total</i>                                    |                               | <i>\$76,300.00</i>           | <i>\$53,727.00</i>          | <i>\$44,000.00</i>              |                     |
| <b>Economic Development</b>                     |                               |                              |                             |                                 | <b>\$42,392.00</b>  |
| Servicing                                       | 4                             | \$15,000.00                  | \$30,000.00                 | \$15,000.00                     |                     |
| Business Counseling & Grant Program             | 4                             | \$25,000.00                  | \$0.00                      | \$25,000.00                     |                     |
| Return to DELP Loan Pool                        | 4                             | \$2,392.00                   | \$0.00                      | \$2,392.00                      |                     |
| Additional Economic Loan Funds                  | 4                             | \$0.00                       | \$0.00                      | \$0.00                          |                     |
| <i>total</i>                                    |                               | <i>\$42,392.00</i>           | <i>\$30,000.00</i>          | <i>\$42,392.00</i>              |                     |
| <b>Public Facilities</b>                        |                               |                              |                             |                                 | <b>\$399,047.00</b> |
| <i>Organization/Activity</i>                    |                               |                              |                             |                                 |                     |
| CAP Weatherization                              | 2                             | \$25,000.00                  | \$25,000.00                 | \$29,333.00                     |                     |
| Woodman Museum                                  | 5                             | \$2,360.00                   | (2)                         | \$2,500.00                      |                     |
| MFP Kitchen Project                             | 1                             | \$80,000.00                  | (3)                         | \$100,000.00                    |                     |
| MFP Generator Project                           | 1                             | \$13,750.00                  | (3)                         | \$15,000.00                     |                     |
| Strand Ballroom                                 | 5                             | \$25,000.00                  | \$0.00                      | \$25,000.00                     |                     |
| HCSC Acquisition                                | 1                             | \$75,000.00                  | \$0.00                      | \$100,000.00                    |                     |
| Bus Shelter, Sidewalk & Pedestrian Improvements | 3, 5                          | \$100,000.00                 | \$0.00                      | \$120,000.00                    |                     |
| PF ADCs                                         | 1, 2, 3, 5                    | \$2,214.00                   | \$5,690.00                  | \$2,214.00                      |                     |
| Weatherization ADCs                             | 2                             | \$5,000.00                   | \$5,000.00                  | \$5,000.00                      |                     |
| <i>total</i>                                    |                               | <i>\$328,324.00</i>          |                             | <i>\$399,047.00</i>             |                     |
| <b>Grand Total</b>                              |                               | <b>\$505,016.00</b>          |                             |                                 | <b>\$543,439.00</b> |

**Total Request of CDBG Funds: \$505,016.00**

**Total Allocation of CDBG Funds: \$543,439.00**

(1) = Per Strategic Plan Chapter of the Consolidated Plan. See page 1 of Section 1 of this Action Plan

(2) = Woodman received \$30,000.00 to complete Barrier Removal activities.

(3) = MFP received \$40,000.00 for a Security System and Emergency Egress alterations

# CONTINGENCY FUNDING ALLOCATIONS PLAN FY20

Revised 02/07/19

The FY20 Action Plan identifies allocation amounts based largely on anticipated grant and program income amounts. This Contingency Funding Allocations Plan (CFAP) will indicate how adjustments will be made in the event that any of the following *scenarios* occur:

1. The actual Dover CDBG Grant amount is different than anticipated in this Action Plan.
2. A greater than anticipated amount of PI is received by the City.
3. A recipient of funds approved in the FY20 AP, or a prior approved Action Plan, does not utilize all of the funds allocated.

## Funding Sources Utilized to Determine FY20 AP Allocations

| Row #                 | Source                                | Amount           |
|-----------------------|---------------------------------------|------------------|
| 1                     | Anticipated Federal Grant             | \$290,000.00 (1) |
| 2                     | Anticipated Economic Loan P/I         | \$5,808.00 (1a)  |
| 3                     | Anticipated Welfare Deposits          | \$1,000.00 (1b)  |
| 4                     | Anticipated School St Parking Lot P/I | \$4,260.00 (1c)  |
| 5                     | Reallocation from FY19 AP             | \$100,000.00     |
| 6                     | PI FY18                               | \$142,371.00     |
| Total Program Funding |                                       | (2)              |

## Allocations

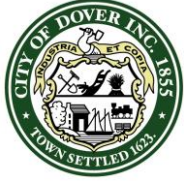
| Organization                                           | Adjustment       |
|--------------------------------------------------------|------------------|
| <b>Administration</b>                                  |                  |
| General Administration                                 | (3)              |
|                                                        |                  |
| <b>Public Services</b>                                 |                  |
| AIDS Response                                          | (4)              |
| Community Partners                                     | (4)              |
| Cross Roads House                                      | (4)              |
| Dover Welfare Sec Deposit                              | (4)              |
| HAVEN (A Safe Place)                                   | (4)              |
| Homeless Center for Strafford County (HCSC)            | (4)              |
| My Friends Place (MFP)                                 | (4)              |
| total                                                  | (5)              |
|                                                        |                  |
| <b>Economic Development</b>                            |                  |
| Servicing                                              | \$15,000.00      |
| Business Counseling & Grant Program                    | (6) \$25,000.00  |
| Return to DELP Loan Pool                               | \$2,392.00       |
| Additional to Economic Loan Funds                      | (7)              |
| total                                                  | (8)              |
|                                                        |                  |
| <b>Public Facilities</b>                               |                  |
| (A) CAP Weatherization                                 | \$29,333.00      |
| (B) Woodman Museum                                     | \$2,500.00       |
| (C) MFP Kitchen Project                                | \$100,000.00     |
| (D) MFP Generator Project                              | \$15,000.00      |
| (E) Strand Ballroom                                    | \$25,000.00      |
| (F) Homeless Center for Strafford County - Acquisition | \$100,000.00     |
| (G) Bus Shelter, Sidewalk & Pedestrian Improvements    | \$100,000.00 (9) |
| (H) Public Facility ADC                                | \$2,214.00       |
| (I) Weatherization ADC                                 | \$5,000.00       |

### Scenario #1

- (1) Becomes actual Dover FY20 CDBG Grant Amount awarded by HUD.
- (1a) Becomes actual Economic Loan PI received in FY19
- (1b) Becomes actual Welfare Deposits received in FY19
- (1c) Becomes actual School St Parking Lot P/I received in FY19
- (2) The total of Rows 1 through 6.
- (3) The allocation will be 20% of the FY20 Grant amount as indicated in (1) above.
- (4) In the event that the final amounts calculated for (1), (1a), (1b) and (1c) are other than what is listed, the allocations for these activities will be adjusted proportionally from the locally approved allocation amounts to assure the total of all Public Service allocations does not exceed 15% of (1) above plus 15% of (1a), (1b) and (1c) above.
- (5) Total of all Public Service Allocations.
- (6) In the event that the an organization/agency is not hired to implement the Business Counseling & Grant Program, these funds will be added to the DELP loan pool.
- (7) See (6) above.
- (8) Total of Servicing, Business Counseling & Grant Program, Return to Loan Pool and Additional to Economic Loan Funds.
- (9) This amount shall become the amount remaining in the fund pool after accounting for (1) – (8), (A) – (F) and (H) – (I) above.

### Scenario #2

In the event that a recipient of funding approved in the FY20 AP, or in a prior approved Action Plan, does not utilize all of the funds allocated for the Activity, the funds shall be made available to Activities (A) – (G), and/or other previously approved Public Facilities project, and/or added to the DELP pool, and/or the Business Counseling & Grant Program and/or Administration and Servicing.



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P19-10

Application Type: Minor Lot Line Adjustment  
Applicant(s): Tam and Nancy Doan  
Owner(s): Tam and Nancy Doan  
Location: 6 & 16 Dover Point Road (Assessor's Map K, Lots 30-M-3 & 18-2)  
Meeting Date: February 12, 2019

**INTENT:** Proposal to adjust the boundary lines between Map K Lots 30-M-3 & 18-2.

**LOTS/UNITS PROPOSED:** N/A

**AGENDA ITEM #:** 4-A

| AREA:     | Existing:              | Proposed:              |
|-----------|------------------------|------------------------|
| K/30-M-3: | 0.46 ac (20,390 s.f.)  | 2.78 ac (121,296 s.f.) |
| K/18-2:   | 4.35 ac (189,516 s.f.) | 2.03 ac (88,610 s.f.)  |

**ZONING DISTRICT:** B-3 & R-12

**EXISTING LAND USE:** Commercial on 30-M-3 and residential on lot 18-2

**PROPOSED LAND USE:** N/A

**SURROUNDING LAND USE:** Commercial and Residential

**ZBA ACTION:**

Z02-27: Equitable waiver granted on 8/15/2002 for dimensional requirements for a single family residence

**ATTACHMENTS:** Application materials including LLA Plan

**APPLICATION IS COMPLETE:** Yes

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

**PERMITS REQUIRED:** None

**WAIVERS REQUESTED:** None

**Summary of Request and Background**

The applicant is proposing to adjust the lot line between the two subject lots moving 2.32 acres (100,906 s.f.) from lot K/18-2 to K/30-M-3. Both new lots would meet the zoning requirements with the exception of the existing frontage of map K/30-M-3 which is not changing.

**Consistency with Land Use Regulations**

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.

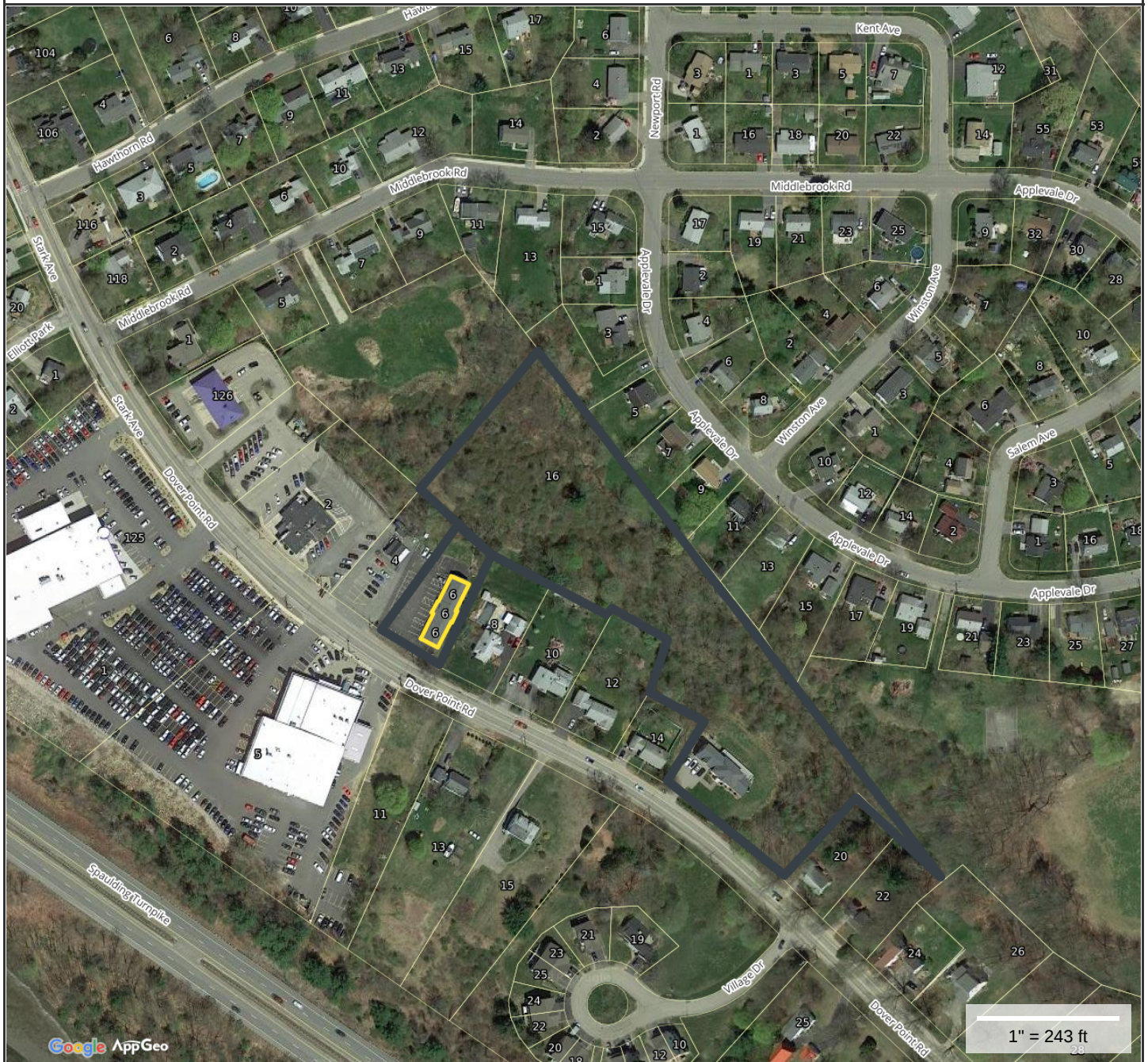
**STAFF RECOMMENDATION:**

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to approve the minor lot line adjustment 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. Add Planning file number P19-10
  - b. Revise note 4 to add the calculation proving the amount of contiguous uplands comprises of 40% or less of wetland buffer of the minimum lot size requirement
  - c. Correct tax map and lot numbers
  - d. Add common subdivision notes 2, 5, 10, 13 & 14
  - e. Add signature and stamp of LLS

## 6 and 16 Dover Point Road

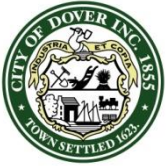
**Property Information**

Property ID K0030-M00001  
Location 6 DOVER POINT RD  
Owner 6 DPR REALTY LLC  
Land Use 396

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

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

Geometry updated 11/16/2018  
Data updated 11/18/2018



# City of Dover, New Hampshire

## MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: May 18, 2017]

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

### APPLICANT INFORMATION

Name of Applicant: Tam & Nancy Doan Telephone # 603-767-9720

Address of Applicant: Dover Point Road

### FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1<sup>st</sup> Property Owner (if different from applicant): \_\_\_\_\_ Telephone # 603-767-9720

Address of 1<sup>st</sup> Property Owner: Tam & Nancy Doan

Address of Property: 16 Dover Point Road, Dover NH 03820

Assessor's Map # K-18 Lot(s) # 2

Property Deed: Book 2453 Page: 556

Zoning District(s) R-12 & B-3 Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 189,516 Size of Proposed Parcel (sq. ft.): 88,610

### SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2<sup>nd</sup> Property Owner (if different from applicant): \_\_\_\_\_ Telephone # \_\_\_\_\_

Address of 2<sup>nd</sup> Property Owner: 6 DPR Realty, LLC

Address of Property: 818 Central Avenue, Dover NH 03820

Assessor's Map # K-30 Lot(s) # M-3

Property Deed: Book 4176 Page: 5

Zoning District(s) \_\_\_\_\_ Overlay District(s) \_\_\_\_\_

Size of Existing Parcel (sq. ft.): 20,390 Size of Proposed Parcel (sq. ft.): 121,296

**[Use additional application form if more than two lots are being adjusted]**

### SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Norway Plains Associates, Inc.

Address PO Box 249, Rochester, NH 03866-0249 Telephone #: 603-335-3948

Professional License #: LLS 865 E-mail address: jrunnals@norwayplains.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 First Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Second Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

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

Signature of Agent: Joel D. Runnals \_\_\_\_\_ Date: \_\_\_\_\_

**AUTHORIZATION TO ENTER SUBJECT PROPERTY**

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

Signature of Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

## **CITY OF DOVER MINOR LOT LINE ADJUSTMENT 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:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>PROPERTY OWNER</b> | <b>MAILING ADDRESS</b> |
|----------------|--------------|-----------------------|------------------------|
|                |              |                       |                        |

**Applicant (if different from owner):**

| <b>APPLICANT NAME</b> | <b>APPLICANT COMPANY</b> | <b>MAILING ADDRESS</b> |
|-----------------------|--------------------------|------------------------|
|                       |                          |                        |

**Surveyor and/or Engineer/Professional Agent:**

| <b>NAME</b> | <b>COMPANY</b> | <b>MAILING ADDRESS</b> |
|-------------|----------------|------------------------|
|             |                |                        |
|             |                |                        |
|             |                |                        |

**Conservation Easement Holder:**

| <b>TAX MAP</b> | <b>LOT #</b> | <b>NAME OF EASEMENT HOLDER</b> | <b>MAILING ADDRESS</b> |
|----------------|--------------|--------------------------------|------------------------|
|                |              |                                |                        |

## 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 = \$ 200
- LOT LINE ADJUSTMENT \$200.00 (if more than two lots involved, add \$100.00 per lot) = \_\_\_\_\_
- SITE REVIEW – TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00 = \$ \_\_\_\_\_
- SITE REVIEW - RESIDENTIAL \$100.00 x # \_\_\_\_\_ per dwelling unit = \$ \_\_\_\_\_
- SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)  
New construction \$.15 sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_  
Additions (new floor space) \$.10 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
- IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # \_\_\_\_\_ = \$ \_\_\_\_\_
- MOTEL/HOTEL \$35.00 x # \_\_\_\_\_ per lodging unit = \$ \_\_\_\_\_
- CHANGE OF USE (not to exceed \$5,000)  
Existing floor space \$.10 per sq. ft. x # \_\_\_\_\_ sq. ft. = \$ \_\_\_\_\_
- CONDITIONAL USE PERMIT \$150.00 x # \_\_\_\_\_ per application = \$ \_\_\_\_\_
- GRAVEL PIT/ EXCAVATIONS - Application fee \$50.00 & Permit fee \$75.00 = \$ \_\_\_\_\_
- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN (\$150.00 minimum) \$50.00 x # \_\_\_\_\_ per hour of review = \$ \_\_\_\_\_
- REQUEST FOR REZONING \$150.00 = \$ \_\_\_\_\_
- DRIVEWAY WAIVER – \$100.00 application fee = \_\_\_\_\_  
Letter of rejection from Engineering Department, diagram & letter from owner \$ \_\_\_\_\_

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

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

**C. Foster's newspaper public notice fee** \$ 80.00

*(Revised October 2, 2018)*

**TOTAL FEE** \$ 280



# City of Dover, New Hampshire

## LOT LINE ADJUSTMENT SUBMISSION CHECKLIST

[Revision Date: May 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.

**Fifteen (15), folded, copies of the plan set and materials will be due 3 weeks prior to the Planning Board meeting. Fees will be invoiced and are due 2 weeks prior to Planning Board.**

*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: Tam & Nancy Doan File Number: \_\_\_\_\_

PROPERTY LOCATION: 6 & 16 Dover Point Road Tax Map: K-18 Lots: 2 & M-3

|                                                                                                                                                          | Explain How Provided | Reviewed |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|
| 1. Completed and signed Application form                                                                                                                 |                      |          |
| 2. Electronic copy of the surveyed plat layout                                                                                                           |                      |          |
| 3. Electronic copy of supplementary materials and application                                                                                            |                      |          |
| 4. List of all professional agents to be notified for Planning Board                                                                                     |                      |          |
| 5. Fifteen copies of LLA plan w/scale of not less than 1"=50' or 1"=100' for larger adjustments. Plans shall contain the following items as appropriate: |                      |          |
| Location map at appropriate scale                                                                                                                        | see plan             |          |
| Planning File #                                                                                                                                          | "                    |          |
| Date, north arrow and scale                                                                                                                              | "                    |          |
| Names of all abutting property owners                                                                                                                    | "                    |          |
| Name and address of owners                                                                                                                               | "                    |          |
| Signature & stamp of NH licensed land surveyor                                                                                                           | "                    |          |
| Zoning District boundaries, including any special or overlay districts                                                                                   | "                    |          |
| Location of Conservation District areas                                                                                                                  | "                    |          |
| Location, names and widths of existing and streets, including pavement widths, grades, curbs and crosswalks                                              | NA                   |          |
| Location and widths of existing & proposed easements & right of ways                                                                                     | see plan             |          |
| Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system                      | "                    |          |
| Existing and proposed lot areas in square feet                                                                                                           | "                    |          |
| Existing and proposed buildings and structure locations                                                                                                  | "                    |          |
| Minimum building setbacks or build to lines on all lots                                                                                                  | "                    |          |
| Map and lot numbers for existing and proposed lots as assigned by Tax Assessor                                                                           | "                    |          |
| Location, material and size of existing and proposed permanent monuments                                                                                 | "                    |          |
| All applicable Dover Common Subdivision notes                                                                                                            | "                    |          |

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF DOVER PLANNING DEPARTMENT**  
***Revised May 15, 2017***

APPLICANT: \_\_\_\_\_ FILE NUMBER: \_\_\_\_\_

**List of Common Subdivision Plan Notes**

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

1. The intent of this plan is to *(describe the purpose of the plan)*.
2. Owners of Record are: Name \_\_\_\_\_  
Street address \_\_\_\_\_  
Municipality, State, Zip Code \_\_\_\_\_  
\_\_\_\_\_  
Authorized Signature
3. The parcel(s) is *(are)* shown as Lot No. \_\_\_\_\_, Map \_\_\_\_\_ of the City of Dover Tax Assessor's Maps.
4. The subject parcel(s) contains \_\_\_\_\_ acres or \_\_\_\_\_ sq. ft. area of land.
5. Title reference for the project parcel(s) is the Strafford County Registry of Deeds, Book No. \_\_\_\_\_, Page No. \_\_\_\_\_.
6. Reference Plans: *(List all reference plans and their SCRD #)*
7. All applicable right-of-way, conservation, slope, construction, power line, cross travel, or other easements shall be referenced in a note and shown on the plan.
8. Zoning dimensional and density requirements are as follows:
  - a. zoning district \_\_\_\_\_ subdistrict \_\_\_\_\_
  - b. minimum lot size is \_\_\_\_\_ acres (sq. ft.)
  - c. minimum lot frontage is \_\_\_\_\_ ft.
  - d. minimum yard setbacks/ build-to-lines are:

Front \_\_\_\_\_ ft.  
Side \_\_\_\_\_ ft.  
Rear \_\_\_\_\_ ft.  
Abut-a-street \_\_\_\_\_ ft.

Maximum/minimum lot coverage \_\_\_\_\_ %  
Maximum/minimum bldg. height \_\_\_\_\_ ft./stories

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

9. List any variances or special exceptions granted by the Zoning Board of Adjustment or any Conditional Use Permits granted by the Planning Board for the property, including the case number and date of decision and any conditions.

10. Property line information has been obtained from a survey performed by *(surveyor)* on *(date)* with an error not greater than 1 in 10,000 *(or has been obtained from \_\_\_\_\_ Plan, prepared by (surveyor))*.
11. Subject parcel is *(is not)* located within a Federally designated flood hazard area (Community panel number 33017C0xxxD, Effective Date: September 30, 2015).
12. Wetlands were delineated by \_\_\_\_\_, Certified Wetlands Scientist, Certification Number \_\_\_\_\_, in accordance with Chapter 170-27.1 of the Zoning Ordinance, on \_\_\_\_\_, 20\_\_ .
13. Topography depicted is based on U.S.G.S. NVD 1929. *(or* Topography depicted is based on information obtained from the City Engineer's Office and was derived from coordinates for control stations \_\_\_\_\_ and \_\_\_\_\_. These coordinates have not been adjusted to 1983 datum).
14. Basis of bearing is the City of Dover GIS system stations \_\_\_\_\_ and \_\_\_\_\_ which were used to determine location, orientation and vertical datum.
15. As-built plans of the subdivision shall be submitted on paper and in digital format in pdf and AutoCAD DWG, AutoCAD DXF or ESRI format to the City of Dover Engineer's Office upon completion of project. As-built plans shall be prepared and certified correct by a L.L.S. or P.E. Digital files shall be geo-referenced to New Hampshire State Plane Coordinates NAD83 and shall be expressed in feet.
16. The installation of electric power, cable television and telephone lines shall be underground throughout the site for which development is proposed. Site plans shall show any easements for these services.
17. The subdivision lots are proposed to be served by municipal water and sewer *(or will be served by on-site well and septic system)*.
18. All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT) "Standard Specifications for Road and Bridge Construction" and with the City of Dover Community Services Regulations and standard specification for construction. The more stringent specification shall apply.
19. All erosion control notes shall include provisions for construction sequencing, temporary erosion control measures, and permanent standards such as loam spread rate for disturbed areas, rates of lime, type and rates for fertilizer, and seed and mulch mixture with rates of application.
20. The limits of construction disturbance that are located in or within the 50 ft. of Conservation and Wetland Districts shall be staked, flagged and clearly identified prior any earth disturbing activity occurs.
21. All treatment swales to be constructed shall have sod bottoms.
22. A letter of credit for the cost of revegetating all disturbed areas on the site and approved construction sign shall be in place prior to any earth disturbing activity.

APPOINTMENT OF REPRESENTATION

We, John Flynn / 6 DPR Realty, LLC,

Authorize Norway Plains Associates, Inc., and its professionals to represent us before such Boards,

Departments, Commissions and Agencies in the City of

Dover, NH as they may pertain to the application, public hearing,

And referenced plan.

"Lot Line Adjustment Plan, 16 & 6 Dover Point Road, City of Dover, Strafford County, New Hampshire,  
Prepared for: Tam & Nancy Doan", dated January 2019 by Norway Plains Associates, Inc.

Date: 1-15-19

By: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "John Flynn", is written over a horizontal line.

John Flynn / 6 DPR Realty, LLC

APPOINTMENT OF REPRESENTATION

We, Tam and Nancy Doan,

Authorize Norway Plains Associates, Inc., and its professionals to represent us before such Boards,

Departments, Commissions and Agencies in the City of

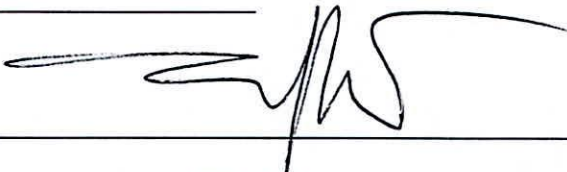
Dover, NH as they may pertain to the application, public hearing,

And referenced plans.

"Lot Line Adjustment Plan, 16 & 6 Dover Point Road, City of Dover, Strafford County, New Hampshire,  
Prepared for: Tam & Nancy Doan", dated January 2019 by Norway Plains Associates, Inc.

Date: \_\_\_\_\_

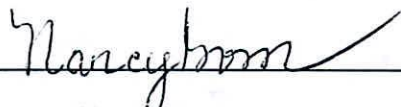
By: \_\_\_\_\_



Tam Doan

Date: \_\_\_\_\_

By: \_\_\_\_\_



Nancy Doan

# NORWAY PLAINS ASSOCIATES, INC.

SURVEYORS - ENGINEERS - TRANSPORTATION PLANNERS

31 Mooney Street  
Alton, New Hampshire 03809  
Alton Office (603) 875-3948  
E-MAIL: jrunnals@norwayplains.com  
WEB: www.norwayplains.com

2 Continental Boulevard (03867) P. O. Box 249  
Rochester, New Hampshire 03866-0866  
Telephone (603) 335-3948  
NH (800) 479-3948  
Fax (603) 332-0098

January 14, 2019

Dover Planning Department  
288 Central Avenue  
Dover, New Hampshire

**Re: Lot Line Adjustment, 6 & 16 Dover Point Road, Dover, New Hampshire  
Tax Map Parcels K-18-2 and K-30-M-3**

Dear Planning Department;

Tam and Nancy Doan are proposing a Lot Line Adjustment of their property located at 16 Dover Point Road (parcel K-18-2) and with 6 DPR Realty, LLC at 6 Dover Point Road (parcel K-30-M-3).

Parcel K-18-2 is developed with a residential dwelling and driveway. Parcel K-30-M-3 is a commercial use with existing building and parking lot. Both lots are tied into the municipal water and sewer system. No new construction or development is being proposed with this application. The wetland delineation was limited to the proposed area that will remain with the Doan's lot K-18-2 to insure the minimum lot size will meet Dover's upland requirement.

Parcel K-18-2 had a lot area of 189,516 square feet and the new area will be 93,722 square feet / 2.15 acres. Parcel K-30-M-3 had a lot area of 20,390 square feet and its new area will be 116,184 square feet / 2.67 acres.

Sincerely,

**NORWAY PLAINS ASSOCIATES, INC.**

Sincerely,

A handwritten signature in cursive script, reading "Joel D. Runnals", is written over a horizontal line.

Joel D. Runnals, LLS 865

23. A pre-construction conference with the developer, the design engineer, the earthwork contractor and the City Engineer shall occur prior to any earth disturbing activity.
24. Site Construction hours shall be limited to *Monday-Friday 7 AM-6 PM, Saturday and Sunday 9 AM-4 PM*. Hours of construction must be documented on a site construction sign along with the contact information for the general contractor. Said signage must be located and approved by the City Engineer or Assistant City Manager.
25. Street addresses for each lot shall be assigned by the Building Official at the time of issuance of a building permit.
26. The proposed use for the site is single family, duplex, multi-family, non-residential, or any other use type.
27. The following federal and state permits have been issued for the subject property: (*List permit type, number and date of issuance.*)
28. Commercial vehicle routes during construction shall conform with Dover City Code or be coordinated with the Community Services Director.

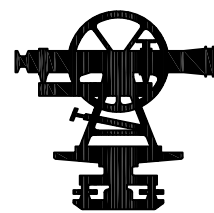
## REMARKS:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

**P19-10**

**16 & 6 Dover Point Road**

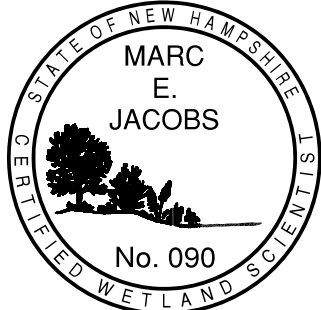
| Property ID  | Location          | Owner 1                            | Owner 2                                  | Owner Address 1     | City        | State | Zip        |
|--------------|-------------------|------------------------------------|------------------------------------------|---------------------|-------------|-------|------------|
| K0015-E00000 | 4 APPLEVALE DR    | MOLLEO DAVID A SR &                | MOLLEO JUDY M                            | 4 APPLEVALE DRIVE   | DOVER       | NH    | 03820      |
| K0015-F00000 | 8 APPLEVALE DR    | CUNNINGHAM LINDSAY M & WILLIAM &   | CUNNINGHAM HEIDI                         | PO BOX 25           | MIDDLEBURY  | VT    | 05753-0025 |
| K0015-G00000 | 6 APPLEVALE DR    | CASIMIRO SHARON R                  |                                          | 6 APPLEVALE DR      | DOVER       | NH    | 03820      |
| K0015-H00000 | 1 APPLEVALE DR    | CARRIER SHIRLEY A                  | CARRIER PAUL P                           | 1 APPLEVALE DRIVE   | DOVER       | NH    | 03820      |
| K0015-I00000 | 10 APPLEVALE DR   | JOHNSON JILLIAN CHRISTINE &        | JOHNSON SPENSER JENNINGS                 | 10 APPLEVALE DR     | DOVER       | NH    | 03820-4256 |
| K0015-J00000 | 3 APPLEVALE DR    | OLDFIELD BRAD F                    |                                          | 3 APPLEVALE DR      | DOVER       | NH    | 03820      |
| K0015-K00000 | 15 MIDDLEBROOK RD | PECK DAVID T &                     | PECK SARAH R                             | 15 MIDDLEBROOK RD   | DOVER       | NH    | 03820      |
| K0015-M00000 | 5 APPLEVALE DR    | TRIPP ANDREW P                     |                                          | 5 APPLEVALE DR      | DOVER       | NH    | 03820      |
| K0015-M00001 | 7 APPLEVALE DR    | MACMASTER KEITH A                  | MACMASTER THELMA                         | 7 APPLEVALE DRIVE   | DOVER       | NH    | 03820      |
| K0015-M00002 | 9 APPLEVALE DR    | GRIMES PENNY JEAN                  | GRIMES RICHARD J                         | 9 APPLEVALE DRIVE   | DOVER       | NH    | 03820      |
| K0015-N00000 | 11 APPLEVALE DR   | BELIVEAU SIMONE C                  | BELIVEAU EUGENE C                        | 11 APPLEVALE DRIVE  | DOVER       | NH    | 03820      |
| K0015-P00000 | 13 APPLEVALE DR   | KETTLEWOOD WAYNE R &               | KETTLEWOOD CLAYTON L                     | 13 APPLEVALE DRIVE  | DOVER       | NH    | 03820      |
| K0015-Q00000 | 15 APPLEVALE DR   | KNAPP JAIMIE                       |                                          | 15 APPLEVALE DR     | DOVER       | NH    | 03820      |
| K0015-R00000 | 17 APPLEVALE DR   | BOURQUE THOMAS M                   | COHN CARON B                             | 17 APPLEVALE DR     | DOVER       | NH    | 03820      |
| K0015-W00000 | 19 APPLEVALE DR   | BEDARD RAYMOND JR                  |                                          | 19 APPLEVALE DRIVE  | DOVER       | NH    | 03820      |
| K0015-X00000 | 21 APPLEVALE DR   | BOULETTE HENRY M                   |                                          | 21 APPLEVALE DRIVE  | DOVER       | NH    | 03820      |
| K0018-A00010 | APPLEVALE DR      | CITY OF DOVER                      |                                          | 288 CENTRAL AVE     | DOVER       | NH    | 03820      |
| K0026-001000 | 26 DOVER POINT RD | WAYNE CHRISTOPHER M &              | WONG CHRISTINA                           | 26 DOVER POINT RD   | DOVER       | NH    | 03820      |
| K0027-000000 | 24 DOVER POINT RD | MORIN JOHN K &                     | MORIN MELISSA D                          | 16 HALL RD          | BARRINGTON  | NH    | 03825-3213 |
| K0028-000000 | 22 DOVER POINT RD | FORTUNA DAVIN M &                  | ASSETTA-FORTUNA CAROLYN                  | 16 CEDAR ST         | STONY BROOK | NY    | 11790      |
| K0029-000000 | 20 DOVER POINT RD | PURPURA CHARLES E                  |                                          | 23 DAIGLES WAY      | ROCHESTER   | NH    | 03868-5726 |
| K0030-000000 | 8 DOVER POINT RD  | MCGARRY HAROLD H & MARY A TRUSTEES | MCGARRY HAROLD H AND MARY A REVOCABLE LI | 8 DOVER POINT ROAD  | DOVER       | NH    | 03820      |
| K0030-A00000 | 12 DOVER POINT RD | WOOD DONALD B LIFE ESTATE &        | WOOD LAURA E                             | 12 DOVER POINT RD   | DOVER       | NH    | 03820      |
| K0030-B00000 | 14 DOVER POINT RD | BLOUIN TYLER &                     | MAPES-BLOUIN ASHLEY                      | 14 DOVER POINT ROAD | DOVER       | NH    | 03820      |
| K0030-C00000 | 2 DOVER POINT RD  | WEATHERVANE SEAFOODS               |                                          | 306 US ROUTE 1      | KITTERY     | ME    | 03904-5504 |
| K0030-D00000 | 10 DOVER POINT RD | HELLER KARL                        | HELLER JANET                             | 10 DOVER POINT RD   | DOVER       | NH    | 03820      |
| K0030-L00000 | 4 DOVER POINT RD  | WEATHERVANE SEAFOODS               |                                          | 306 US ROUTE 1      | KITTERY     | ME    | 03904-5504 |
| K0030-M00001 | 6 DOVER POINT RD  | 6 DPR REALTY LLC                   |                                          | 818 CENTRAL AVE     | DOVER       | NH    | 03820      |
| K0030-M00002 | 6 DOVER POINT RD  | 6 DPR REALTY LLC                   |                                          | 818 CENTRAL AVE     | DOVER       | NH    | 03820      |
| K0030-N00000 | DOVER POINT RD    | WEATHERVANE SEAFOODS               |                                          | 306 US ROUTE 1      | KITTERY     | ME    | 03904-5504 |
| K0031-000000 | 11 DOVER POINT RD | M & E JESPERSEN REALTY LLC         |                                          | 5 DOVER POINT RD    | DOVER       | NH    | 03820      |
| K0032-000000 | 13 DOVER POINT RD | BARNES PAUL L &                    | BARNES KARA                              | 13 DOVER POINT RD   | DOVER       | NH    | 03820-4608 |
| K0033-000000 | 15 DOVER POINT RD | PEACOCK THEODORE 2/3 &             | COTSIS VIRGINIA 1/3                      | 46-3 MCCUSKER DR    | BRAINTREE   | MA    | 02184      |
| K0034-000000 | 19 VILLAGE DR     | TOY DONALD &                       | TOY BONNIE J                             | 2 SHAMROCK LN       | DOVER       | NH    | 03820      |
| K0034-000012 | VILLAGE DR        | PAOLINI BROTHERS DEVELOPMENT LLC   |                                          | 15 BRIARWOOD LN     | DOVER       | NH    | 03820      |
| K0035-000000 | 25 DOVER POINT RD | FOLLANSBEE HERBERT E               | FOLLANSBEE MARILYN                       | 25 DOVER POINT ROAD | DOVER       | NH    | 03820      |
| K0040-B00000 | 5 DOVER POINT RD  | M & E JESPERSEN REALTY LLC         |                                          | 5 DOVER POINT RD    | DOVER       | NH    | 03820      |
| K0040-C00000 | 1 DOVER POINT RD  | M & E JESPERSEN REALTY LLC         |                                          | 5 DOVER POINT RD    | DOVER       | NH    | 03820      |
| K0042-A00000 | MIDDLEBROOK RD    | DUBE WILLIAM R & SHEILA A TR       | DUBE WILLIAM R AND SHEILA A REV          | 252 DOVER POINT RD  | DOVER       | NH    | 03820      |
| K0044-000000 | 9 MIDDLEBROOK RD  | DEMOSTHENES RODGERS ELIZABETH      |                                          | 9 MIDDLEBROOK RD    | DOVER       | NH    | 03820-4237 |
| K0050-000000 | 13 MIDDLEBROOK RD | NORTON WILLIAM R                   | NORTON JOYCE                             | 13 MIDDLEBROOK ROAD | DOVER       | NH    | 03820      |
| K0050-001000 | 11 MIDDLEBROOK RD | EVANS SEAN &                       | EVANS AMY                                | 11 MIDDLEBROOK RD   | DOVER       | NH    | 03820      |
| K0051-000000 | APPLEVALE DR      | CITY OF DOVER                      |                                          | 288 CENTRAL AV      | DOVER       | NH    | 03820      |
|              |                   | TAM & NANCY DOAN                   |                                          | 16 DOVER POINT ROAD | DOVER       | NH    | 03820      |
|              |                   | 6 DPR REALTY LLC                   |                                          | 818 CENTRAL AVENUE  | DOVER       | NH    | 03820      |
|              |                   | NORWAY PLAINS ASSOCIATES, INC      |                                          | P.O. BOX 249        | ROCHESTER   | NH    | 03866-0249 |



## LEGEND

|                          |                                       |
|--------------------------|---------------------------------------|
| TBS @                    | TO BE SET                             |
| RBF @                    | REBAR FOUND                           |
| SSF @                    | STEEL STAKE FOUND                     |
| IP @                     | IRON PIPE FOUND                       |
| RBF @                    | REBAR FOUND                           |
| GBF @                    | GRANITE BOUND FOUND                   |
| SS @                     | SEWER MAN HOLE                        |
| ●                        | UTILITY POLE                          |
| N 89°56'30" E<br>425.61' | PROPERTY LINE                         |
| EP                       | EDGE OF PAVEMENT                      |
| ---                      | SEWER BASEMENT                        |
| SCRD                     | STRAFFORD COUNTY<br>REGISTRY OF DEEDS |
| GLD                      | G.L. DAVIS                            |

JURISDICTIONAL WETLANDS WITHIN THE AREA-OF-INTEREST WERE DELINEATED IN AUGUST 2018 BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL; THE 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL; NORTH CENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-900 AND CHAPTER 170, ARTICLE VIII OF THE CITY OF DOVER CODE. SOILS WERE EVALUATED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 4, MAY 2017 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8, 2016. THE INDICATOR STATUS OF VEGETATION AS HYDROPHYTIC WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTH CENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS PROJECT.



MARC JACOBS  
CERTIFIED SOIL SCIENTIST  
CERTIFIED PROFESSIONAL IN  
EROSION AND SEDIMENT CONTROL  
P.O. BOX 417  
GREENLAND, NH 03840-0417  
603-686-5097 TEL  
603-534-SOIL (7645) CELL

| MAP-LOT   | OWNERS NAME                                       | ADDRESS                               | DEED REFERENCE |
|-----------|---------------------------------------------------|---------------------------------------|----------------|
| K-51-0-0  | THE CITY OF DOVER                                 | 288 CENTRAL AVENUE, DOVER, NH 03820   | UNKNOWN        |
| K-15-M-0  | ANDREW P. TRIP                                    | 5 APPLEVALE DRIVE, DOVER, NH 03820    | SCRD 4576-0149 |
| K-15-M-1  | KETH A. & THELMA MACMASTER                        | 7 APPLEVALE DRIVE, DOVER, NH 03820    | SCRD 1537-0016 |
| K-15-M-2  | PENNY JEAN & RICHARD J. GRIMES                    | 9 APPLEVALE DRIVE, DOVER, NH 03820    | SCRD 0804-0439 |
| K-15-N-0  | SWANE C. & EUGENE C. BELNEAU                      | 11 APPLEVALE DRIVE, DOVER, NH 03820   | SCRD 0882-0430 |
| K-15-P-0  | WAYNE R. & CLAYTON L. KETTLERWOOD                 | 13 APPLEVALE DRIVE, DOVER, NH 03820   | SCRD 2005-0435 |
| K-15-Q-0  | JAMIE KNAPP                                       | 15 APPLEVALE DRIVE, DOVER, NH 03820   | SCRD 4276-0477 |
| K-18-A-0  | THE CITY OF DOVER                                 | 288 CENTRAL AVENUE, DOVER, NH 03820   | SCRD 0491-0026 |
| K-29-0-0  | CHARLES E. PURPURA                                | 23 DAVIES WAY, ROCHESTER, NH 03868    | SCRD 0886-0069 |
| K-28-0-0  | DAVIN M. FORTUNA & CAROLYN ASSETTA-FORTUNA        | 16 CEDAR STREET, STONGBROOK, NY 11790 | SCRD 4016-0514 |
| K-26-1-0  | CHRISTOPHER M. WAYNE & CHRISTINA WONG             | 26 DOVER POINT ROAD, DOVER, NH 03820  | SCRD 4213-0231 |
| K-34-0-12 | RAJANI BROTHERS DEVELOPMENT, LLC                  | 15 BEAUMOOD LANE, DOVER, NH 03820     | SCRD 3095-0730 |
| K-30-B-0  | TYLER BLOUIN & ASHLEY MAPES-BLOUIN                | 14 DOVER POINT ROAD, DOVER, NH 03820  | SCRD 4455-0126 |
| K-30-A-0  | THE DONALD B. WOOD LIFE ESTATE & LAURA E. WOOD    | 12 DOVER POINT ROAD, DOVER, NH 03820  | SCRD 3244-0695 |
| K-30-D-0  | KARL & JANET HELLER                               | 10 DOVER POINT ROAD, DOVER, NH 03820  | SCRD 2087-0441 |
| K-30-0-0  | THE WILSON H. AND MARY A. MCGARRY REVOCABLE TRUST | 8 DOVER POINT ROAD, DOVER, NH 03820   | SCRD 4411-0183 |
| K-30-M-3  | 6 DPR REALTY LLC                                  | 818 CENTRAL AVENUE, DOVER, NH 03820   | SCRD 4176-0005 |
| K-30-L-0  | WEATHERSVANE SEAFOODS                             | 306 US ROUTE 1, KITTERY, ME 03904     | SCRD 1115-0079 |
| K-30-C-0  | WEATHERSVANE SEAFOODS                             | 306 US ROUTE 1, KITTERY, ME 03904     | SCRD 1115-0079 |
| K-42-A-0  | THE WILLIAMS R. DUBS REVOCABLE TRUST              | 252 DOVER POINT ROAD, DOVER, NH 03820 | SCRD 1715-0001 |
| K-40-C-0  | M. & E. JESPERSEN REALTY, LLC                     | 5 DOVER POINT ROAD, DOVER, NH 03820   | SCRD 2057-0792 |
| K-31-0-0  | M. & E. JESPERSEN REALTY, LLC                     | 5 DOVER POINT ROAD, DOVER, NH 03820   | SCRD 2057-0792 |

## REFERENCE PLANS:

- "MIDDLEBROOK FARM, STARK AVENUE LOTS, DOVER, NEW HAMPSHIRE"  
DATED APRIL 1960, BY G.L. DAVIS & ASSOCIATES  
SCRD PLAN 7, POCKET 7, FOLDER 1
- "APPLEVALE REVISED PLAN, LOTS 6A-10A & 61A-64A, DOVER, NEW HAMPSHIRE"  
DATED OCTOBER 1961, BY G.L. DAVIS & ASSOCIATES  
SCRD PLAN 20, POCKET 15, FOLDER 1
- "WAMACA INC, REVISED FINAL PLAN, PORTION OF LAND OF MIDDLEBROOK, DOVER, NEW HAMPSHIRE"  
DATED JULY 1962, BY G.L. DAVIS & ASSOCIATES  
SCRD PLAN 20, POCKET 15, FOLDER 1
- "MIDDLEBROOK FARM, PLAN OF LAND ON DOVER POINT ROAD, DOVER, NEW HAMPSHIRE"  
DATED AUGUST 1965, BY G.L. DAVIS & ASSOCIATES  
SCRD PLAN 20, POCKET 15, FOLDER 1
- "PLAN OF PILGRIM PLAZA OFFICE CONDOMINIUMS IN DOVER, N.H. PREPARED FOR: PHILIP AND DONNA RINALDI, ROBERT LYNCH, RAMONA WOODS."  
DATED OCTOBER 28, 1984  
BY KEVIN M. MCNEANEY, L.L.S. 661  
SCRD PLAN 24A-152
- "SKETCH PLAN, PREPARED FOR GREG KOUTRELAKOS"  
DATED SEPTEMBER 10, 1997  
BY MCNEANEY SURVEY ASSOCIATES, INC.
- "ALTA/ACSM LAND TITLE SURVEY, WEATHERSVANE SEAFOODS, 2 DOVER POINT ROAD (A.K.A. STARK AVENUE) DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE, PREPARED FOR SULLOWAY & HOLLIS, P.L.L.C."  
DATED JANUARY 5, 1998 BY CIVIL CONSULTANTS  
SCRD PLAN 51-68
- "SUBDIVISION PLAN, 26 DOVER POINT ROAD, DOVER NEW HAMPSHIRE"  
DATED MAY 8, 2006  
BY TRITECH ENGINEERING CORP.  
SCRD PLAN 88-27
- "LOT LINE ADJUSTMENT PLAN, PREPARED FOR VARNEY BROOK LANDS, LLC AND THE CITY OF DOVER, NH. TAX MAP K, LOT NOS. 18A-10 & 19, APPLEVALE DRIVE & POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"  
DATED OCTOBER 17, 2016  
BY MCNEANEY SURVEY ASSOCIATES, INC.  
SCRD PLAN 113-001

## NOTES:

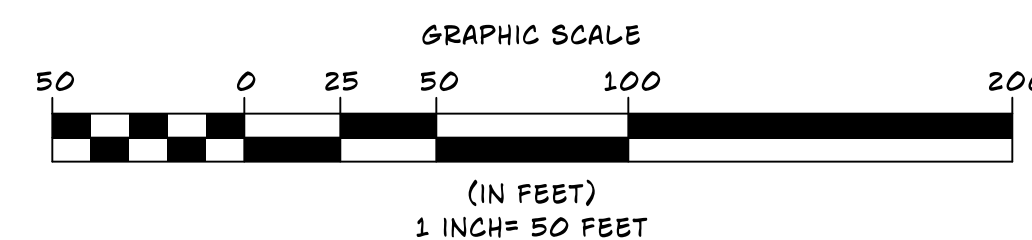
- THE PURPOSE OF THIS PLAN IS PERFORM A LOT LINE ADJUSTMENT BETWEEN PARCELS TM K-18-2-0 & TM K-30-M-3.
- THE PARCELS ARE IN THE MEDIUM DENSITY RESIDENTIAL (R-12) DISTRICT & THE THOROUGHFARE BUSINESS (B-3) ZONES.
- LOT REQUIREMENTS (R-12):  
LOT SIZE: 12,000 SF  
FRONTAGE: 100'  
SETBACKS:  
FY= 15' MIN. & NO GREATER THAN 25', SY= 15', RY= 30'
- LOT REQUIREMENTS (B-3):  
LOT SIZE: 20,000 SF  
FRONTAGE: 120'  
SETBACKS: FY= 15' MIN. & NO GREATER THAN 25', SY= 12', RY= 15'
- PARCEL AREAS:  
PARCEL TM K-18-2-0  
OLD AREA= 189,516 SF / 4.35 AC  
NEW AREA= 88,610 SF / 2.03 AC  
CONTIGUOUS UPLAND AREA = 44,198 SF / 1.01 ACRES  
AREA WITHIN WETLAND BUFFER = 26,867 SF / 0.62 ACRES  
\* THE WETLAND BUFFER COMRISES 58.52% OF THE CONTIGUOUS UPLAND AREA
- PARCEL TM K-30-M-3  
OLD AREA= 20,390 SF / 0.47 AC  
NEW AREA= 121,296 SF / 2.78 AC  
95,796 SF SHALL BE CONVEYED FROM PARCEL TM K-18-2-0 TO PARCEL TM K-30-M-3
- THE PARCELS ARE SERVICED BY MUNICIPAL SEWER AND WATER SYSTEMS.
- THE PROPOSED LOTS ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP 33017C0340E DATED 09-30-15.
- HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
- PLANNING FILE NUMBER PXX-XX.

|                   |      |
|-------------------|------|
| TAM DOAN          | DATE |
| NANCY DOAN        | DATE |
| 6 DPR REALTY, LLC | DATE |

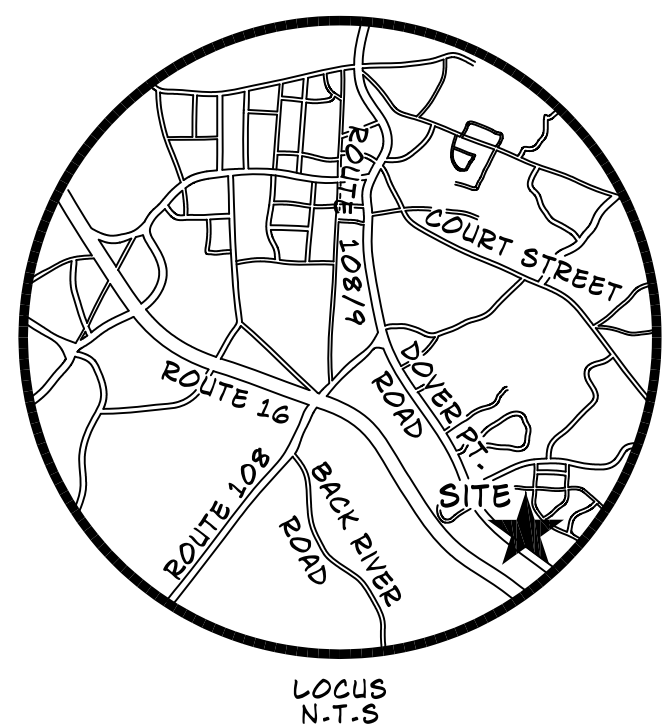
|                                                                                                                                       |                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL TM K-18-2-0<br>OWNER OF RECORD:<br>TAM & NANCY DOAN<br>18 DOVER POINT ROAD<br>DOVER, NH 03820<br>S.C.R.D. BOOK 2453, PAGE 0556 | PARCEL TM K-30-M-3<br>OWNER OF RECORD:<br>6 DPR REALTY LLC<br>818 CENTRAL AVENUE<br>DOVER, NH 03820<br>S.C.R.D. BOOK 4176, PAGE 0005 |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|

LOT LINE ADJUSTMENT PLAN  
16 & 6 DOVER POINT ROAD  
CITY OF DOVER  
STRAFFORD COUNTY  
NEW HAMPSHIRE  
PREPARED FOR:  
TAM & NANCY DOAN

SCALE: 1" = 50' JANUARY 2019



REVISED:



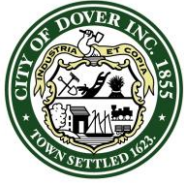
FILE NO. 129  
PLAN NO. C-2956  
DWG. NO. 18100/LLA-1  
F.B. NO. TJR

| CUVE | ARC LENGTH | RADIUS  | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|------|------------|---------|--------------|---------------|-------------|
| 01   | 240.40'    | 980.00' | 239.79'      | N 52°07'40" W | 14°03'17"   |

31 MOONEY STREET, ALTON, NH 603-875-3948

NORWAY PLAINS ASSOCIATES, INC.

2 CONTINENTAL BLVD., ROCHESTER, NH 603-335-3948



**CITY OF DOVER**

## PLANNING BOARD - STAFF MEMO FILE #P19-07

Application Type: Transfer of Development Rights  
Applicant(s): Thomas C. Strange  
Owner(s): Thomas C. Strange  
Location: 96 Portland Ave (Assessor's Map 24, Lot 75)  
Meeting Date: February 12, 2019, 2018

**INTENT:** To build a duplex on a property with an existing 2 unit building, creating 4 total units. The two additional units would be purchased through Transfer of Development Rights should the Board vote to allow the duplex.

**LOTS/UNITS PROPOSED:** TDR to buy 2 additional units (total of 4)

**AGENDA ITEM #:** 4-B

**ACREAGE** 0.28 acres

**ZONING DISTRICT:** CBD-Gateway

**EXISTING LAND USE:** Duplex

**PROPOSED LAND USE:** 4 dwelling units

**SURROUNDING LAND USE:**  
Residential and park

**ZBA ACTION:** None

**ATTACHMENTS:** Application materials and TDR Concept Plan

**APPLICATION IS COMPLETE:** Yes for TDR Vote

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

**PERMITS REQUIRED:** N/A

**WAIVERS REQUESTED:** N/A

### Summary of Request and Background

Per Chapter 170-27.2.E(4), the applicant is requesting that the Board vote on the plan indicating the additional two units can be built where they are not allowed by right.

The sketch layout shows a new duplex being built on a site with an existing duplex totally four units if the Board approves the plan.

### Consistency with Land Use Regulations

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights.

The process allows the applicant to come to the Board with a concept sketch. Since the applicant is requesting an additional duplex, full Planning Board review is not applicable and therefore the Planning Board would only act on the request for the additional unit and the applicant would not need to come back before the Board with a full site plan. Should the Board find the request is in keeping with the intensity and density of the neighborhood, then it should grant the additional units.

### STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, open the public hearing, close the public hearing, and vote to approve the application of TDR to the Site Plan with the following conditions:

#### Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (\$26,804)
2. Revise the plan to:
  - a. note what relief is granted
  - b. widen the driveway to the right to be 20' wide
  - c. assign parking spaces to units
3. Any requirements of 170-27.2 be included on the plan.

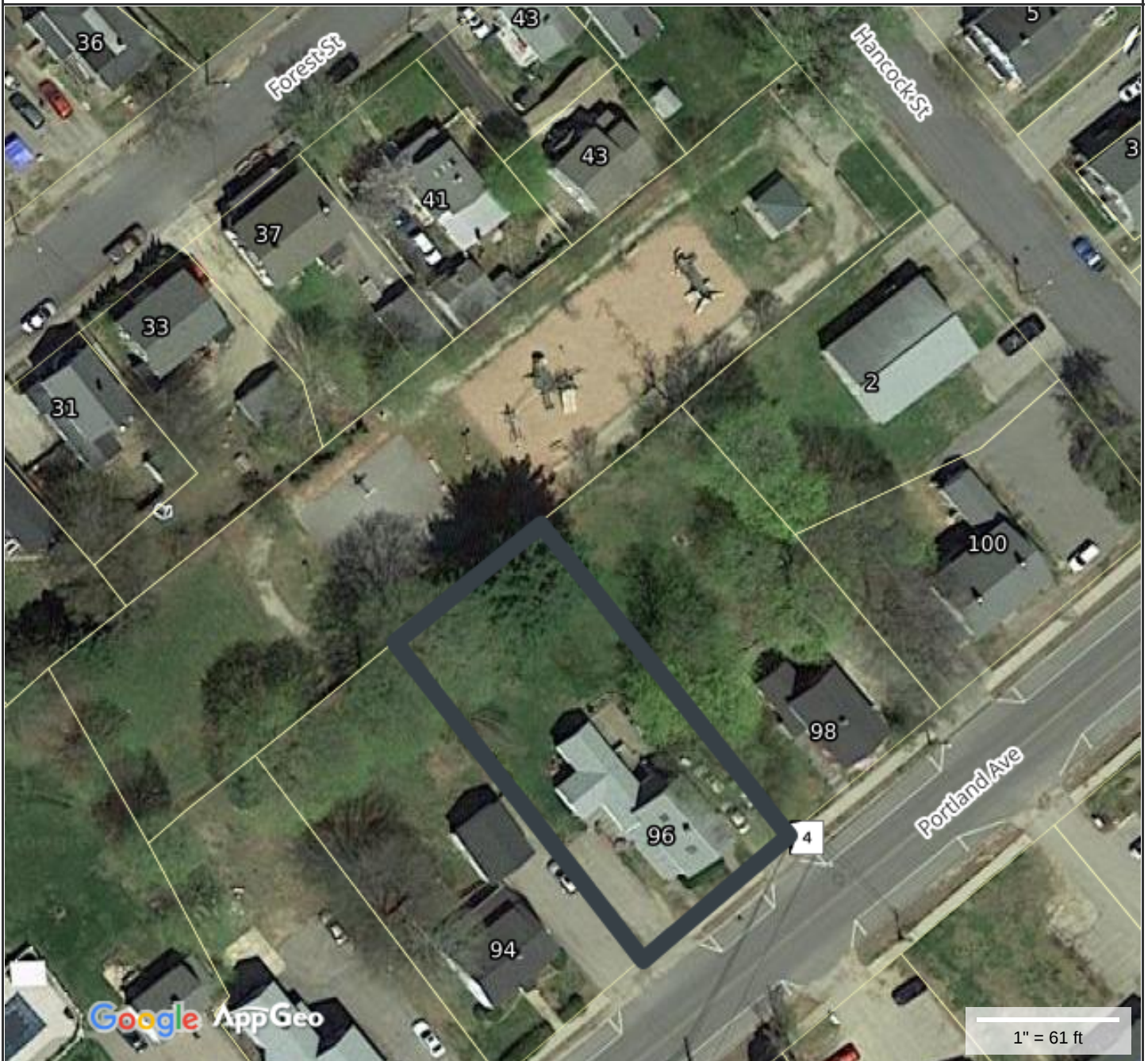
#### Conditions to be Met Prior to Issuance of a Building Permit:

4. Technical Review Committee reviews the parking lot for administrative approval
5. The new dwelling units shall be assessed and pay the current water and sewer investment fees in place at the time of application for service.

#### Conditions to be Met Prior to Occupancy

5. Issuance of a certificate of occupancy.
6. Impact fees for new dwelling units shall be paid per the invoice included with the Notice of Decision.
7. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.
8. Loam and seed the parking area to the left of the building
9. Eliminate extra curb cut.

## 96 Portland Avenue

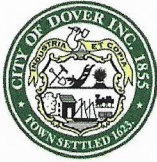
**Property Information**

**Property ID** K0030-M00003  
**Location** 6 DOVER POINT RD  
**Owner** PILGRIM PLAZA  
**Land Use** 911

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

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

Geometry updated 11/16/2018  
Data updated 11/18/2018



# City of Dover, New Hampshire

## TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

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

### APPLICANT AND OWNER INFORMATION

Name of Applicant: THOMAS STRANGE Telephone # 603-765-3519

Address of Applicant: 3 STONE RIDGE DRIVE, ROCHESTER, NH 03867

E-Mail Address: thomas.strange@MarkelCorp.com

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

Address of Property Owner: \_\_\_\_\_

### PROPERTY INFORMATION

Assessor's Map # 24 Lot(s) # 75

Address of Property: 96 PORTLAND AVE.

Zoning District(s) CBD-G Overlay District(s) NONE

Existing Use of Property: 2 FAMILY RESIDENTIAL

### TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

#### Type of TRANSFER OF DEVELOPMENT RIGHT REQUEST (Check All That Apply):

☒ Residential    ☐ Residential (reduced size)    ☐ Industrial    |    ☐ Purchase    ☐ Land Preservation

#### Relief sought (Check All That Apply):

☐ Lot Size    ☐ Frontage    ☐ Setback    ☐ Increase by 2 units

Describe Proposed Use or Activity that requires TDR; describe any impacts and document mitigation:

THE EXISTING SITE CONTAINS TWO UNITS. THE TOTAL LOT AREA IS 12,219 Sq.Ft.  
THE APPLICANT IS REQUESTING TO ADD AN ADDITIONAL TWO UNIT BUILDING TO THE  
REAR OF THE SITE, WITH THE PURCHASE OF BOTH OF THE UNITS FROM TDR.

SEE NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NO ADDITIONAL PERMITS NEEDED

Name of Professional That Prepared TDR Plans: BERRY SURVEYING & ENGINEERING

Address 335 SECOND CROWN POINT ROAD Telephone #: 603-332-2863

Professional License #: LLS 805 & PE 14243 E-mail address: CRBERRY@METROCAST.NET

### SIGNATURES

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

Signature of Property Owner:  Date: 1-21-19

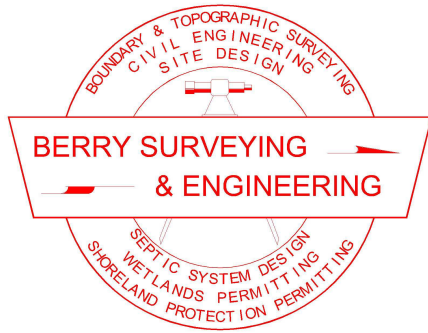
Signature of Applicant (if different from owner): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent:  Date: 1-21-19

### AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 1-21-19



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

[crberry@metrocast.net](mailto:crberry@metrocast.net)

January 21, 2019

City of Dover

Attention: Assistant City Planner Donna Benton

288 Central Ave

Dover, NH 03820

Re: Proposed TDR  
Purchase of 2 Units  
96 Portland Ave

Dear Mrs. Benton,

On behalf of our client, Thomas Strange, Berry Surveying & Engineering (BS&E) is submitting to the City of Dover Planning Board a TDR request to purchase two additional units within the Central Business District (CBD) Gateway district.

### **Background and General Narrative:**

The project site is located at 96 Portland Ave. and is 12,219 Sq.Ft., in size. During the spring months of 2018 BS&E surveyed the site and has compiled an existing conditions plan with topographic features generally shown on the site and abutting infrastructure. The site contains a New Englander style duplex. There are two driveway cuts on site, one to each side of the house, with a large back yard that is open and un-vegetated. The existing boundary line to the east and north contain larger trees, while the boundary to the west contains an existing wood fence. The site is serviced by municipal water and sewer.

### **The Proposal:**

The applicant is requesting to purchase two additional units using the TDR so that the site contains a total of 4 units. A basic sketch has been prepared to show how the structure can be placed on the lot, and provide a simple driveway to a small parking area to the rear of the site.

In terms of context to the surrounding area, BS&E has worked with the owner and his building designers to create a duplex that fits the neighborhood from a bulk and space standpoint. It is not uncommon for lots of this size and shape to have accessory barn or garage structures on site, and is permitted by right within the zone. With that in mind, the intent of the building design is to appear as though it is an accessory structure. A stouter two story building with varying rooflines was designed to better fit with the surroundings, without overpowering the area.

The building is was tucked behind the existing structure so that it was not noticeable from the street, and placed against the westerly boundary line behind the abutting barn structure to reduce impact on abutting land owners. The driveway will remain nearly unchanged from the street approach, but extended to the developed area to the rear. There is an emphasis on this design to keep the large vegetation that is along the perimeter boundary lines. In addition to visual benefit, the large over story helps reduce the impacts of impervious surfaces and thermal impacts. Some additional screening is being proposed towards the structure situated along the eastern boundary line with an increase in vegetation towards the rear of the site. An additional tree is being proposed to the western rear of the existing structure to obscure the view of the new building from Portland Ave. up the existing western driveway.

In developing this site in this way, the spirit of the CBD-Gateway is better adhered to. This development increases density within the urban core without sacrificing the visual appeal of Portland Ave. The building coverage is increased by 12% bringing the site closer to compliance with the 50% minimum coverage requirement. In review of the street, areas to the east and west have street trees and a general over story while this stretch of Portland Ave. does not. One street tree is being proposed as an additional step toward compliance with the spirit of the CBD-Gateway.

We reviewed the abutting land uses and unit development to determine if the addition of the two units were appropriate for the area. The following is a list of abutting properties on the street and the general density found in the area:

- 100 Portland Street contains 4 units on approximately 10,000 Sq.Ft.
- 2 Hancock Street contains 4 units on approximately 8,700 Sq.Ft.
- 94, 98 & 92 Portland Street are lots that contain duplexes
- 101 Portland Street contains 4 units on approximately 12,600 Sq.Ft.
- 103 Portland Street contains 4 units on approximately 11,700 Sq.Ft.
- 109, 111, 115 & 119 Portland Street are all lots that contain 4 units.

It was our assessment of the neighborhood that this area largely contains four units per lot. In review of an aerial photo, it is seen that all of these examples contain large parking areas to the front or sides of the buildings. The intent of applicant is to provide a similar density that the existing neighborhood contains while hiding it from view through the use of good design, placement and vegetation retention.



**BERRY SURVEYING & ENGINEERING**

335 Second Crown Pt. Rd., Barrington, NH 03825  
(603) 332-2863 / (603) 335-4623 FAX  
[www.BerrySurveying.Com](http://www.BerrySurveying.Com)

Low impact storm water design has been considered for the project site with the installation of a stone lined drip edge and small residential rain garden. A brief Erosion and Sediment control plan has been compiled to aid the owner in compliance with local storm water regulations during the construction process, with basic construction details found at the rear of the plan set.

BERRY SURVEYING & ENGINEERING



Christopher R. Berry  
Principal, President



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P19-07

96 Portland Avenue

| Property ID  | Location            | Owner 1                       | Owner 2           | Owner Address 1             | City        | State | Zip        |
|--------------|---------------------|-------------------------------|-------------------|-----------------------------|-------------|-------|------------|
| 24072-000000 | 90 90A PORTLAND AV  | SPELLMEYER JAY C              |                   | 90 PORTLAND AV              | DOVER       | NH    | 03820      |
| 24073-000000 | 92 PORTLAND AV      | BROSSEAU ERIC                 |                   | 114 CABOT ST                | PORTSMOUTH  | NH    | 03801      |
| 24074-000000 | 94 PORTLAND AV      | KOZLOWSKI KRISTIAN E          |                   | 9 ACADEMY ST                | ROCHESTER   | NH    | 03867-3015 |
| 24076-000000 | 98 PORTLAND AV      | HENRY JOSHUA M &              | HENRY JULIA S     | 283 OLD GARRISON RD         | DOVER       | NH    | 03820-5219 |
| 24077-000000 | 100 PORTLAND AV     | MAZ WOODS PROPERTIES LLC      |                   | 303 OLD GARRISON RD         | DOVER       | NH    | 03820      |
| 24077-A00000 | 2 HANCOCK ST        | ZELLEM THEODORE               | ZELLEM TERESA M   | 56 ROLLINS RD               | ROLIINSFORD | NH    | 03869      |
| 24078-000000 | HANCOCK ST          | CITY OF DOVER                 |                   | 288 CENTRAL AVE             | DOVER       | NH    | 03820      |
| 24079-000000 | 45 FOREST ST        | RAY THOMAS H &                | RAY KIMBERLY A    | 45 FOREST ST                | DOVER       | NH    | 03820      |
| 24080-000000 | 43 FOREST ST        | BROOM JAMES P &               | BROOM MADELEINE D | 43 FOREST ST                | DOVER       | NH    | 03820      |
| 24081-000000 | 43 1/2 FOREST ST    | BEAUDOIN MATTHEW J &          | BEAUDOIN EMILY M  | 43 1/2 FOREST ST            | DOVER       | NH    | 03820      |
| 24082-000000 | 41 FOREST ST        | ROBERTSON TODD D              |                   | 41 FOREST ST                | DOVER       | NH    | 03820      |
| 24083-000000 | 37 39 FOREST ST     | PAOLINI GARRETT ASHER         |                   | 195 LONG HILL RD            | DOVER       | NH    | 03820      |
| 24084-000000 | 33 35 FOREST ST     | STERNDAL CHRISTIAN R          |                   | 60 MILL RD                  | DURHAM      | NH    | 03824-3036 |
| 24085-000000 | 31 FOREST ST        | COOPER VAUGHN S &             | COOPER ERIKA ORNS | 291 FAIR OAKS STREET        | WEXFORD     | PA    | 15090      |
| 24086-000000 | 29 FOREST ST        | TIRABASSI ANTHONY V           |                   | 29 FOREST ST                | DOVER       | NH    | 03820      |
| 24087-000000 | 25 FOREST ST        | MORSE MICHAEL                 | MORSE NANCY       | 25 FOREST ST                | DOVER       | NH    | 03820      |
| 24116-A00000 | 99 PORTLAND AV      | 99 PORTLAND AVE LLC           |                   | 99 PORTLAND AV              | DOVER       | NH    | 03820      |
| 24128-000000 | 101 PORTLAND AV     | ATKINSON GREEN LLC            |                   | 310 DOVER POINT RD          | DOVER       | NH    | 03820      |
| 24128-B00000 | 103 PORTLAND AV     | ATKINSON GREEN LLC            |                   | 310 DOVER POINT RD          | DOVER       | NH    | 03820      |
| 24129-000000 | 111 113 PORTLAND AV | 111-113 PORTLAND AVE LLC      |                   | 63 LINDEN ST                | EXETER      | NH    | 03833      |
| 24129-001000 | 109 A-D PORTLAND AV | MCBEAU LLC                    |                   | 51 SIXTH STREET             | DOVER       | NH    | 03820      |
| 24129-001001 | 109 A PORTLAND AV   | JIN ALEXANDRA M &             | JIN KYO           | 594 BAY RD                  | DURHAM      | NH    | 03824-3434 |
| 24129-001002 | 109 B PORTLAND AV   | GOFF DAVID M                  |                   | 109 PORTLAND AVE UNIT B     | DOVER       | NH    | 03820      |
| 24129-001003 | 109 C PORTLAND AV   | MONTEMURO MARK &              | MONTEMURO BRANDON | 109 C PORTLAND AV           | DOVER       | NH    | 03820      |
| 24129-001004 | 109 D PORTLAND AV   | LIM KEVIN &                   | LUU HOAN T        | 109 PORTLAND AVE UNIT D     | DOVER       | NH    | 03820      |
| 24129-002000 | 115 A-D PORTLAND AV | MCBEAU LLC                    |                   | 51 SIXTH STREET             | DOVER       | NH    | 03820      |
| 24129-002001 | 115 A PORTLAND AV   | NEW HAMPSHIRE HOUSING FINANCE |                   | PO BOX 5087                 | MANCHESTER  | NH    | 03108-5087 |
| 24129-002002 | 115 B PORTLAND AV   | MCCAIN SARAH                  |                   | 115 B PORTLAND AV           | DOVER       | NH    | 03820      |
| 24129-002003 | 115 C PORTLAND AV   | NORTON DAWN E                 |                   | 115 C PORTLAND AV           | DOVER       | NH    | 03820      |
| 24129-002004 | 115 D PORTLAND AV   | FELLMAN CHLOE K               |                   | 115 D PORTLAND AV           | DOVER       | NH    | 03820      |
| 24130-000000 | 119 121 PORTLAND AV | DONNELLY MARILYN F            | DONNELLY TIMOTHY  | 4 FAIRWAY DRIVE             | DOVER       | NH    | 03820      |
|              |                     | THOMAS STRANGE                |                   | 3 STONE RIDGE DRIVE         | ROCHESTER   | NH    | 03867      |
|              |                     | BERRY SURVEYING & ENGINEERING | CHRISTOPHER BERRY | 335 SECOND CROWN POINT ROAD | BARRINGTON  | NH    | 03825      |

TDR REQUEST  
DEMONSTRATION PLAN  
FOR  
THOMAS STRANGE  
96 PORTLAND AVENUE  
DOVER, N.H.  
TAX MAP 24, LOT 75



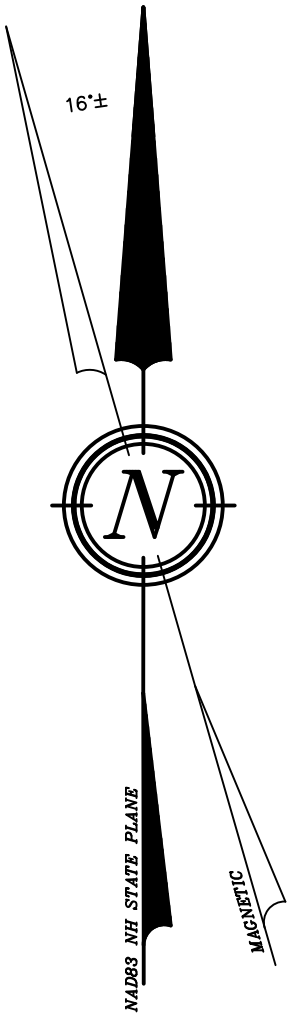
STREET VIEW OF 96  
PORTLAND AVENUE



STREET VIEW OF 96  
PORTLAND AVENUE



GIS SKETCH  
DOVER, NH  
SCALE: 1" = 100' ±



| REVISION |  | DATE | DESCRIPTION |
|----------|--|------|-------------|
|          |  |      |             |
|          |  |      |             |

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| NEIGHBORHOOD PLAN<br>LAND OF<br>THOMAS STRANGE<br>96 PORTLAND AVENUE<br>DOVER, NH 03820<br>TAX MAP 24 LOT 75 |
|--------------------------------------------------------------------------------------------------------------|

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN

DATE : JANUARY 22, 2019

FILE NO. : DB 2018 - 067

STATE OF NEW HAMPSHIRE

KENNETH A. BERRY

No. 14243

REGISTERED PROFESSIONAL ENGINEER

- LEGEND:**
- IRON PIPE (FND)
  - IRON BOUND (FND)
  - UTILITY POLE / GUY WIRE
  - NRCS SOIL DELINEATION LINE
  - BUILDING SETBACK LINE
  - CHAIN LINK FENCE
  - WOODEN FENCE
  - OVERHEAD UTILITIES LINE
  - S.C.R.D.
  - TYP.
  - FND

**SOILS:**

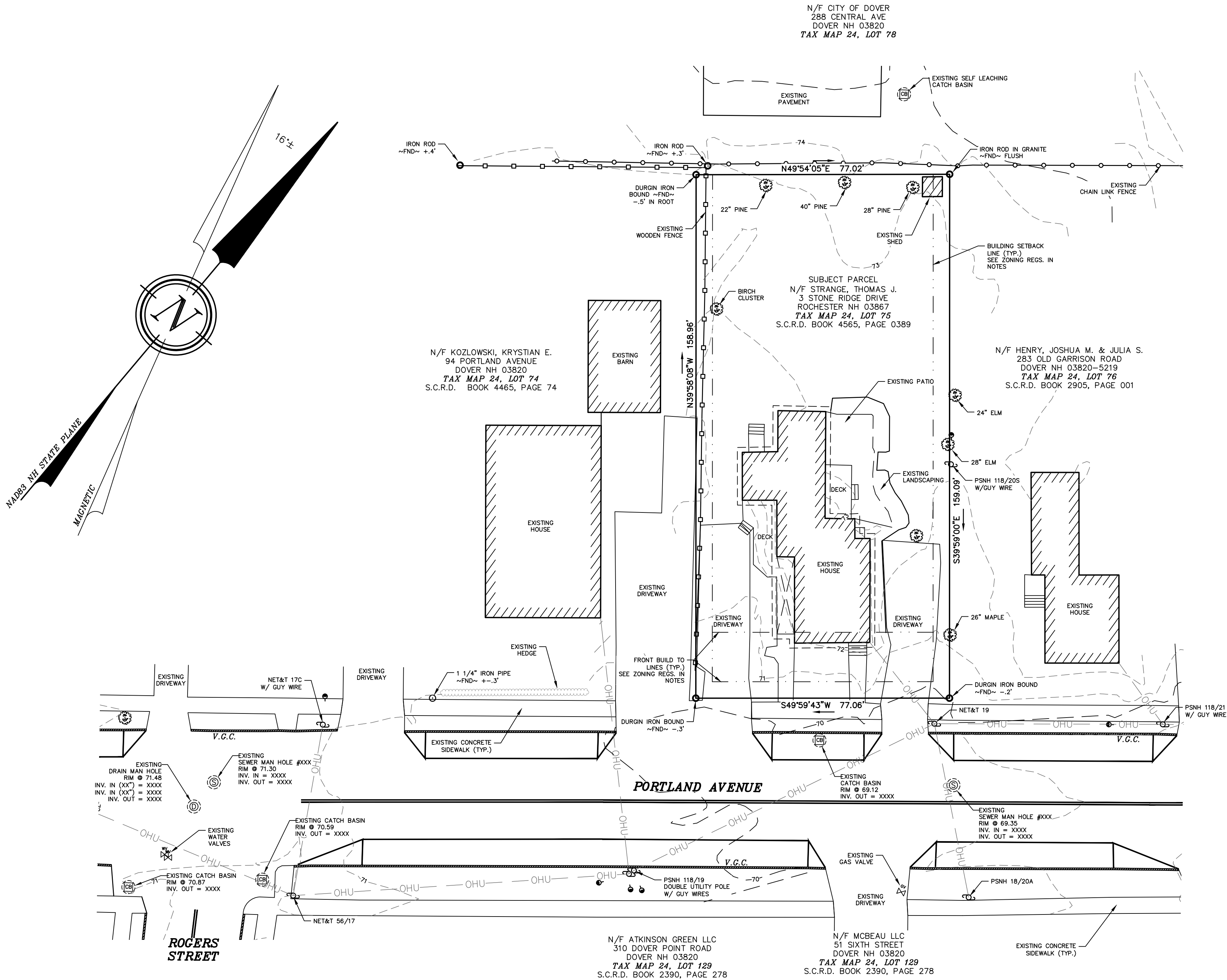
**BzB** - BUXTON SILT LOAM, 3 TO 8 PERCENT SLOPES  
SEE WEBSOIL USDA-NRCS

**PLAN REFERENCES:**

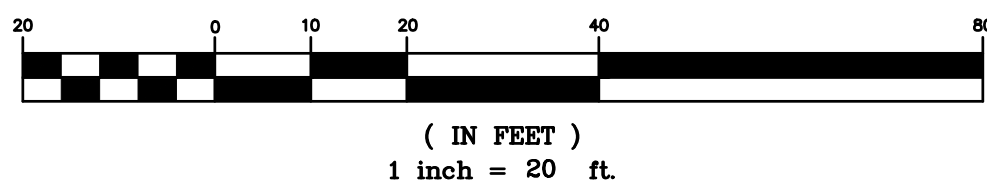
- "LOT LINE ADJUSTMENT PLAN PREPARED FOR 109 PORTLAND AVENUE CONDOMINIUMS AND TIMOTHY A. & MARILYN F. DONNELLY, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"  
DATED: FEBRUARY 3, 2017  
BY: MCENEANEY SURVEY ASSOCIATES, INC.  
S.C.R.D. PLAN #115-008
- "CONDOMINIUM SITE PLAN FOR GREENBROOK LLC, 3 & 3A HANCOCK ST, TAX MAP 26, LOT 28B, DOVER, NH"  
DATED: MARCH 16, 2015  
BY: ROSS ENGINEERING  
S.C.R.D. PLAN #109-26
- "SUBDIVISION OF LAND PREPARED FOR MCBEAU LLC, TAX MAP 24, LOT NO. 129, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE"  
DATED: JUNE 19, 2003  
BY: MCENEANEY SURVEY ASSOCIATES, INC.  
S.C.R.D. PLAN #71-95
- "PLAN OF LAND, DOVER, NEW HAMPSHIRE, FOR MARTIN F. & PRISCILLA M. SMITH"  
DATED: MAY 14, 1986  
BY: J. W. DURGIN  
FILE #R-330,  
PLAN #R-506  
NOT RECORDED
- "PLAN OF LOTS, HUGH MCMAHON, PORTLAND AVE. DOVER NEW HAMPSHIRE"  
DATED: JUNE 1973  
BY: G. L. DAVIS & ASSOCIATES  
CITY OF DOVER POCKET #3, FOLDER #4, PLAN #55
- "PLAN OF LOTS IN DOVER, N.H. OWNED BY J. B. GUPPY"  
DATED: SEPTEMBER 8, 1908  
BY: WILLIAM A. GROVER  
CITY OF DOVER PLAN #25, POCKET #7, FOLDER #4

**NOTES:**

- OWNER: THOMAS STRANGE  
96 PORTLAND AVENUE  
DOVER, NH 03820
- TAX MAP 24, LOT 75
- LOT AREA: 12,219 Sq. Ft., 0.28 Ac.
- S.C.R.D. BOOK 4565, PAGE 389
- ZONING: CBD - DOWNTOWN GATEWAY SUB-DISTRICT  
FRONTAGE ~ N/A  
MIN. LOT SIZE ~ N/A  
MIN. LOT COVERAGE ~ 50%  
FRONTAGE BUILD-OUT ~ 60% MIN.  
FRONT PRIMARY BUILD-TO LINE ~ 5.0' MIN.-20.0' MAX.  
FRONT SECONDARY BUILD-TO LINE ~ 5.0' MIN.-20.0' MAX.  
REAR SETBACK ~ 0'  
SIDE SETBACK ~ 5.0'  
WETLANDS BUFFER ~ N/A  
PRINCIPAL BUILDING HEIGHT: 2 STORY MIN.-4 STORY MAX.
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY# -330145, MAP# - 33017C0330E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 24 LOT 75 AS OF THE DATE OF THIS PLAN.



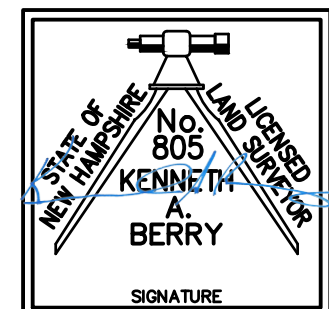
**GRAPHIC SCALE**



I CERTIFY THAT THIS PLAT EXCEEDS THE MINIMUM REQUIREMENT FOR ACCURACY AND COMPLETENESS OF THE STATE OF N.H. AND OF THE CITY OF DOVER, N.H.- 1:10,000 -  
KENNETH A. BERRY LLS 805 DATE 1-22-19

EXISTING CONDITIONS PLAN  
LAND OF  
THOMAS STRANGE  
96 PORTLAND AVENUE  
DOVER, NH 03820  
TAX MAP 24 LOT 75

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
SCALE : 1 IN. EQUALS 20 FT.  
DATE : JANUARY 22, 2019  
FILE NO. : DB 2018 - 067



N/F KOZLOWSKI, KRYSYAN E.  
94 PORTLAND AVENUE  
DOVER NH 03820  
TAX MAP 24, LOT 74  
S.C.R.D. BOOK 4465, PAGE 74

N/F HENRY, JOSHUA M. & JULIA S.  
283 OLD GARRISON ROAD  
DOVER NH 03820-5219  
TAX MAP 24, LOT 75  
S.C.R.D. BOOK 2905, PAGE 001

SUBJECT PARCEL  
N/F STRANGE, THOMAS J.  
3 STONE RIDGE DRIVE  
ROCHESTER NH 03867  
TAX MAP 24, LOT 75  
S.C.R.D. BOOK 4565, PAGE 0389

PARKING REQUIREMENTS:

CHAPTER 149 PARKING TABLE

- MULTIFAMILY
- RESIDENTIAL (CBD-G) 1.25 SPACES PER UNIT:
- 0.4 GUEST SPACE PER UNIT
- 4 UNITS X 1.25 SPACES + 4 UNITS X 0.4 SPACES = 6.6 SPACES REQ.

6.6 SPACES REQUIRED  
8 SPACES PROVIDED

NOTES:

- OWNER: THOMAS STRANGE  
3 STONE RIDGE DRIVE  
ROCHESTER, NH 03867
- TAX MAP 24, LOT 75
- LOT AREA: 12,219 Sq.Ft., .028 Ac.
- S.C.R.D. BOOK 4565, PAGE 389
- ZONING: CBD DOWNTOWN GATEWAY SUB-DISTRICT  
FRONTAGE ~ N/A  
LOT SIZE ~ N/A  
LOT COVERAGE ~ 50% MIN.  
FRONTAGE BUILD-OUT ~ 60% MIN.  
FRONT PRIMARY BUILD-TO LINE ~ 5.0' MIN.-20.0' MAX.  
FRONT SECONDARY BUILD-TO LINE ~ 5.0' MIN.-20.0' MAX.  
REAR SETBACK ~ 0'  
SIDE SETBACK ~ 5.0'  
WETLANDS BUFFER ~ N/A  
PRINCIPAL BUILDING HEIGHT: 2 STORY MIN.-4 STORY MAX
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY #330145, MAP #3301700310E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN SPRING OF 2018, WITH AN ERROR OF CLOSURE OF 1 PART IN 27,998
- THE INTENT OF THIS PLAN IS TO SHOW THE SITE PLAN ELEMENTS ON TAX MAP 24, LOT 75.
- THE EXISTING LOT COVERAGE IS 2,273 Sq.Ft, 18.6%
- THE PROPOSED LOT COVERAGE IS 3,685 Sq.Ft., 30.2%
- AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON A REPRODUCIBLE MYLAR MEDIUM AND IN A DIGITAL DXF FORMAT ON DISK TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT. AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A L.L.S. OR P.E.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
- APPROVED BACKFLOW PREVENTORS SHALL BE PROVIDED FOR BOTH FIRE AND DOMESTIC WATER LINES.
- ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY: NONE
- THIS PLAN PROPOSES 4,940 SQ. FT. OF DISTURBANCE.
- CALL DIG SAFE PRIOR TO BEGINNING WORK (1-888-344-7233)
- ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS.
- THE PROPOSAL IS TO KEEP THE EXISTING TWO UNIT STRUCTURE AND PURCHASE TWO ADDITIONAL UNITS THROUGH THE USE OF THE CITY OF DOVER TDR, AND CONSTRUCT A TWO UNIT BUILDING TO THE REAR OF THE SITE.
- LIST ANY VARIANCES OR SPECIAL EXCEPTIONS GRANTED BY THE ZONING BOARD IF ADJUSTMENT: NONE
- THE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9 AM-4PM WITH NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
- COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED. SITE PLANS SHALL SHOW ANY EASEMENTS FOR THESE SERVICES IF REQUIRED.
- FROM GROUND BREAKING THE SITE SHALL REMAIN ACCESSIBLE YEAR ROUND IN ALL WEATHER CONDITIONS.
- CALL PROFESSIONAL EXTERMINATOR A MINIMUM OF THREE WEEKS AHEAD OF GROUND BREAKING AND PEST CONTROL DEVICES ARE TO BE SET A MINIMUM OF TWO WEEKS BEFORE GROUND BREAKING.
- SOLID WASTE WILL BE REMOVED FROM THE SITE VIA PRIVATE PICKUP.
- IF REQUIRED, SNOW SHALL BE REMOVED TO AN APPROVED LOCATION.  
PAVEMENT COVERAGE: 4,843 Sq. Ft.  
SNOW STORAGE: 807 Sq. Ft.  
6:1 RATIO PROVIDED
- LOT 75  
EXISTING BUILDING COVERAGE: 2,273 Sq. Ft. (18.6%)  
EXISTING PAVED IMPERVIOUS AREA: 2,026 Sq. Ft. (16.6%)  
TOTAL EXISTING IMPERVIOUS COVER: 4,299 Sq. Ft. (35.2%)  
PROPOSED BUILDING IMPERVIOUS AREA: 3,685 Sq. Ft. (30.2%)  
PROPOSED PAVED IMPERVIOUS AREA: 4,843 Sq. Ft. (39.6%)  
TOTAL PROPOSED IMPERVIOUS COVER IS 8,528 Sq. Ft. (69.8%)

GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.

DESCRIPTION

DATE

REVISION

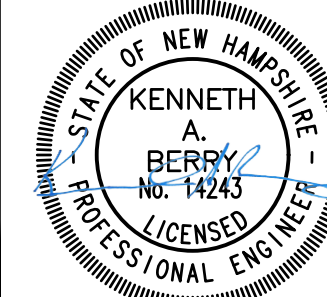
TDR DEMONSTRATION PLAN  
LAND OF  
THOMAS STRANGE  
96 PORTLAND AVENUE  
DOVER, NH 03820  
TAX MAP 24 LOT 75

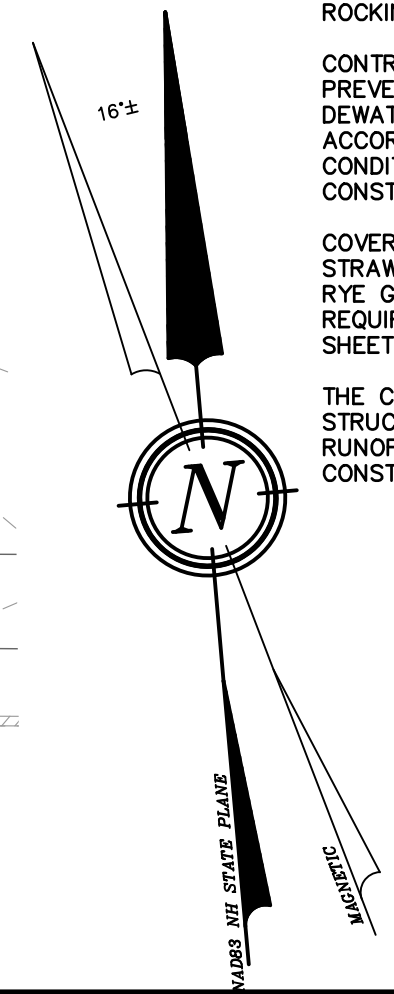
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863

SCALE : 1 IN. EQUALS 10 FT.

DATE : JANUARY 22, 2019

FILE NO. : DB 2018 - 067





- SOILS & DETERMINING:**

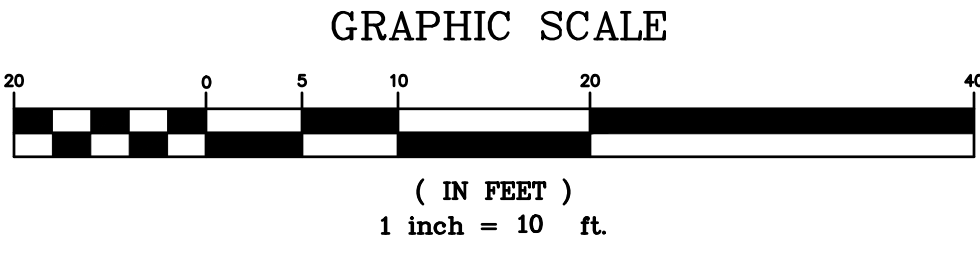
**Bx B BUXTON SILT LOAM K = .49**

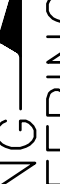
**SEE SITE SPECIFIC SOILS MAP (SSSM)**

SEE WEBSOIL USDA-NRCS  
 ERODIBILITY FACTOR - K, CPSC MANUAL, ENVIROCERT INTERNATIONAL INC. &  
 ROCKINGHAM COUNTY SOIL SURVEY, ROCKWEB SOIL ATTRIBUTES.

**LEGEND:**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------|
| CONTRACTOR TO BE AWARE OF THE SOIL PROFILES AND ENSURE THAT PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE TAKEN AT ALL TIMES. ANY DETERMINING REQUIREMENTS IN NEW HAMPSHIRE REQUIRE SPECIAL PROVISIONS IN ACCORDANCE WITH THE "CLARIFICATION OF SECTION 9.1.2 (STATE OF NEW HAMPSHIRE CONDITIONS) AND OTHER NH SPECIFIC INFORMATION FOR THE U.S. EPA 2012 NPDES CONSTRUCTION GENERAL PERMIT (CGP)" DATED MAY 3, 2012 INCLUDED IN THE SWPPP. | (R) | RAIN GARDEN BIO-MEDIA PROTECTION             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (P) | PERIMETER CONTROL                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (C) | RESIDENTIAL/ROADWAY CONSTRUCTION             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (O) | IRON PIPE (FND)                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (O) | IRON BOUND (FND)                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (O) | REBAR (FND)                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (O) | UTILITY POLE                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (O) | GUY WIRE                                     |
| COVER MANAGEMENT DURING CONSTRUCTION FOR EXPOSED SOIL WILL INCLUDE HAY / STRAW APPLIED AT A RATE OF 2.0 TONS PER ACRE, TEMPORARY SEEDING OF ANNUAL RYE GRASS, AND PERMANENT SEEDING AT THE EARLIEST OPPORTUNITY. SEE ADDITIONAL REQUIREMENT FOR STABILIZATION ON THE EROSION AND SEDIMENT CONTROL DETAIL SHEETS, E-101 AND E-102.                                                                                                                         | (W) | WELL                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (B) | BENCHMARK                                    |
| THE CONSTRUCTION SCHEDULE WILL BE MANAGED SO THAT ALL STORMWATER STRUCTURES WILL BE BUILT AND STABILIZED PRIOR TO RECEIVING SURFACE WATER RUNOFF. CONTRACTOR TO BE RESPONSIBLE FOR ALL DIVERSIONS DURING CONSTRUCTION AND FOR INTERIM SEDIMENT AND EROSION CONTROL MEASURES.                                                                                                                                                                              | (T) | CONIFEROUS TREE                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (D) | DECIDUOUS TREE                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                           | (S) | SILT FENCE<br>FILTEXXX SILTSSXX<br>TREE LINE |





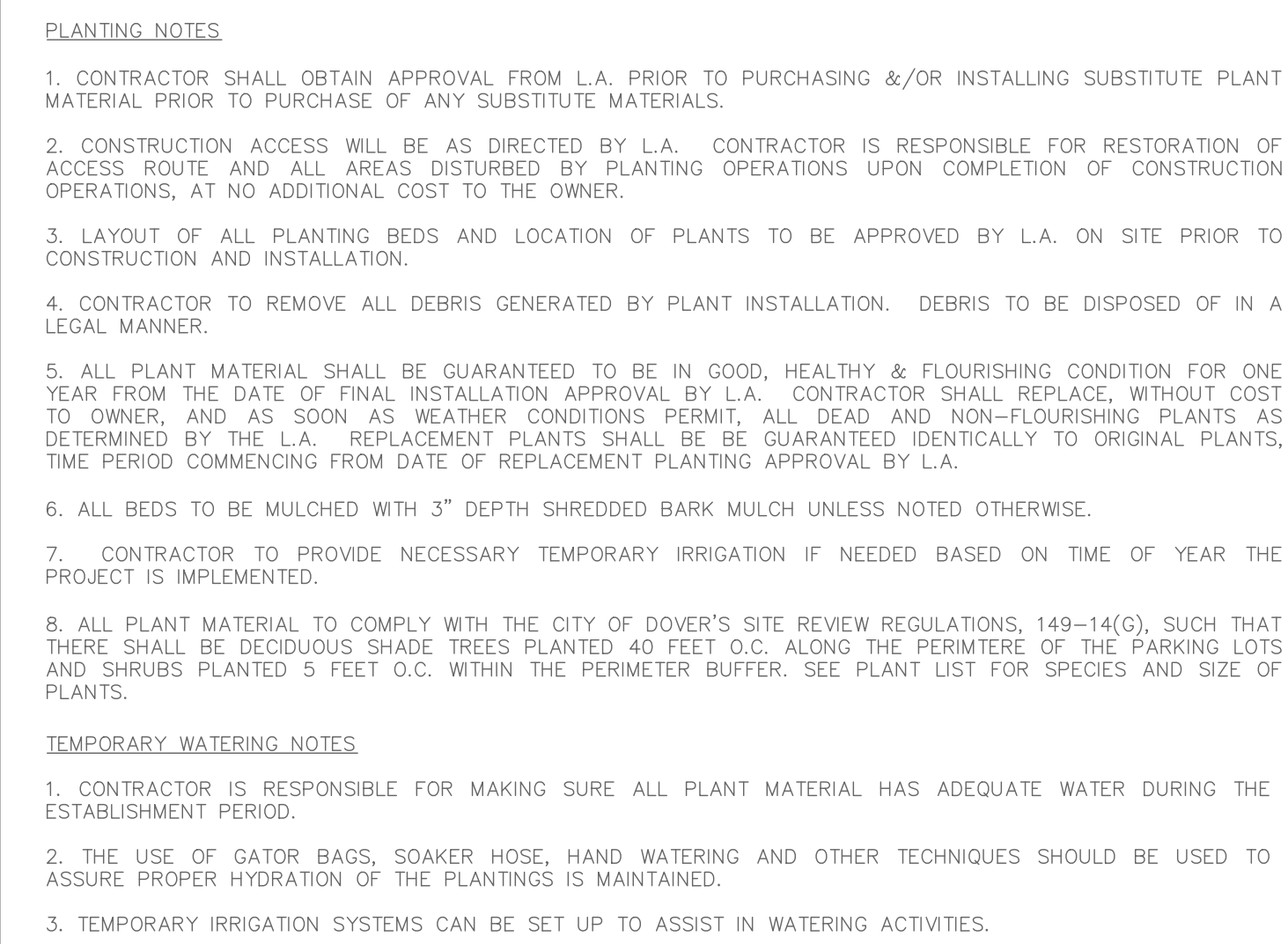
**BERRY SURVEYING & ENGINEERING**

335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603) 332-2863

SCALE : 1 IN. EQUALS 10 FT.

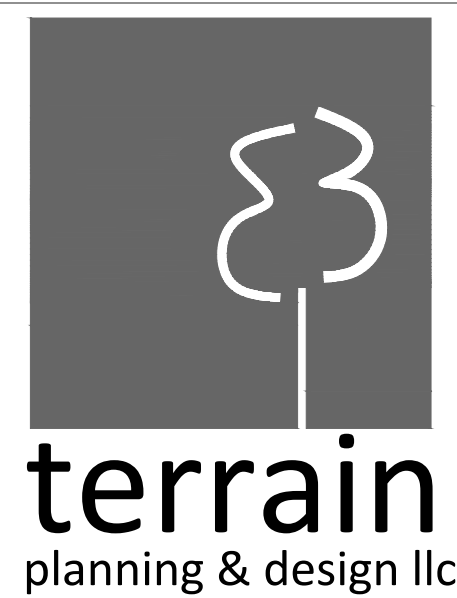
DATE : JANUARY 22, 2019

FILE NO. : DB 2018 - 067



terrain  
planning & design llc

- ## General Plant Maintenance Guide
- 
- ### General Plant Bed Maintenance:
- All plant maintenance should be performed by a qualified horticulturist or licensed arborist. Cleaning the dead material out of the planting bed in the fall helps keep litter from building up around the plants and in some cases killing the plants. Watering the first year during dry periods will help get the plants established. Mulching every year is necessary. Raking the old mulch and turning it over is all that is needed. When necessary only install one inch of mulch and do not place the mulch closer than 3" to the trunks or stems of woody plants.
- ### Trees
- The first year watering during dry periods will be necessary.
  - 3" inches of mulch maybe used. The mulch should be kept 3 inches from the trunk.
  - Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
  - Fertilization should occur prior to Mat 31" or after trees have dropped their leaves for the year.
  - Prune dead wood once a year.
  - Depending on the amount of compaction the bed area receives, deep root aeration may be needed over time
- ### Woody Shrubs
- The first year watering during dry periods will be necessary.
  - 3" inches of mulch maybe used. The mulch should be kept 3 inches from the stems.
  - Fertilizing is not necessary for the first year. Fertilizing in subsequent years only when and if the foliage is looking weak.
  - Fertilization should occur prior to Mat 31" or after shrubs have dropped their leaves or gone dormant for the year.
  - Prune dead wood once a year.
- ### Grasses
- Grasses only need to be clipped back at the end of the growing season and all the clippings removed from the area.
  - Do not over mulch. Too much mulch will prohibit the grass from developing into a strong clump.
- ### Perennials
- All perennials need to be pruned back after the first or second hard frost. A two-step method; first dead head all the flower heads and let drop to the ground for re-seeding. Second cut the stems back to 3" above the ground and remove the stem and leaf litter and place in compost. Do not over mulch. Too much mulch will prohibit the growth and development
  - Fertilizing perennials once in the spring with a low phosphate fertilizer will help the plants to get started in the spring.



311 kast hill road  
hopkinton, nh 03229  
603. 491. 2322  
terrainplanning.com

96 PORTLAND  
AVENUE

Site Location:  
6 Portland Avenue  
 Dover, NH  
Tax Map: 24

Prepared For:  
Berry Surveying & Engineering  
335 Second Crown Point Rd  
Barrington, NH 03825

LANDSCAPE  
PLAN

DATE: 1/22/19

SCALE: 1" = 10'

PROJECT #:

Drawn By: ID

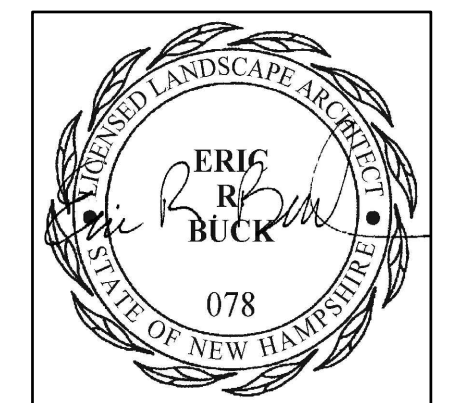
Checked By: ERB

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
Issued for Client Review

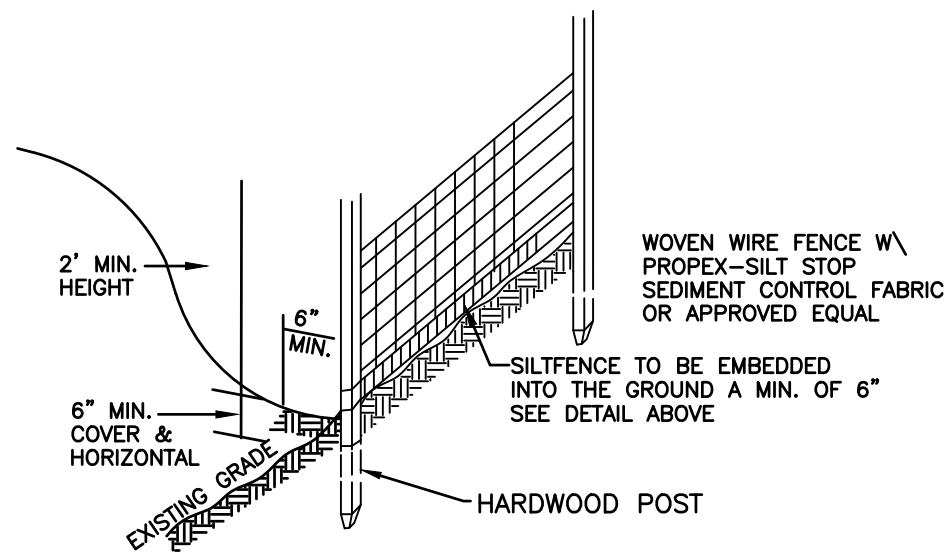
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L - 01

SHEET 5 OF 8



E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

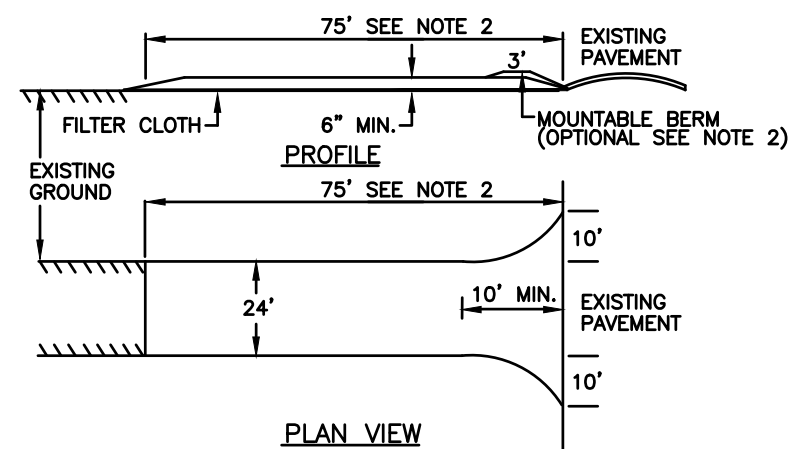
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 6" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF. SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, SILT FENCE, PAGE 90.

SILT FENCE MAINTENANCE

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH SIX-INCHES IN DEPTH.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

SILT FENCE DETAIL  
NOT TO SCALE

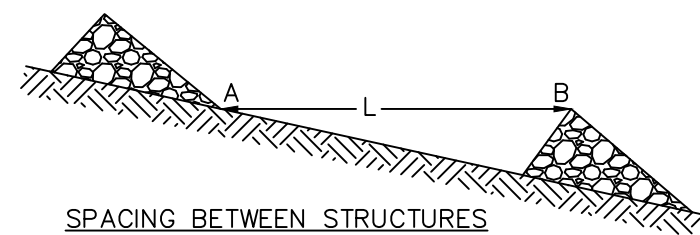
E5 STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CONSTRUCTION EXIT, PAGE 124.

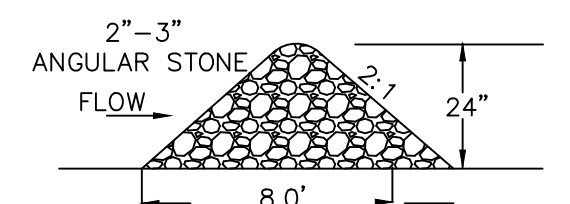
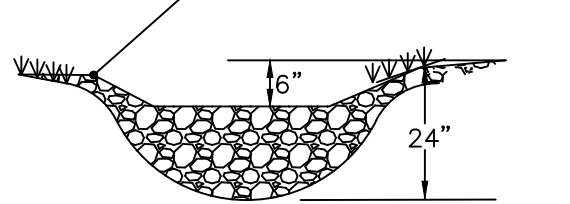
STONE CHECK DAM  
NOT TO SCALE

THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION.



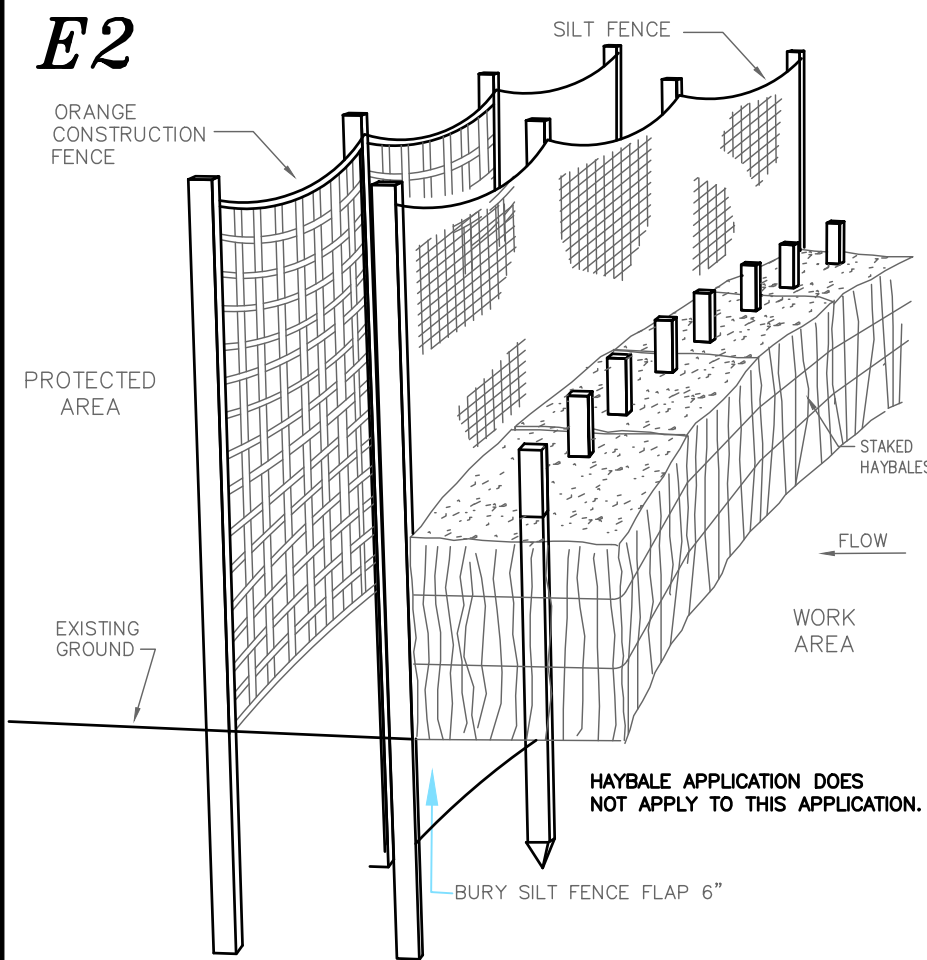
1. CHECK DAMS SHOULD BE INSTALLED BEFORE RUNOFF IS DIRECTED TO THE SWALE OR DRAINAGE DITCH.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE DAM SHOULD BE LESS THAN ONE ACRE.
3. THE MAXIMUM HEIGHT OF THE DAM SHOULD BE TWO FEET.
4. THE CENTER OF THE DAM SHOULD BE AT LEAST SIX INCHES LOWER THAN THE OUTER EDGES.
5. THE MAXIMUM SPACING IS AS SHOWN ON THE PROJECT SITE PLANS.
6. CHECK DAMS WILL NOT BE USED IN A FLOWING STREAM.
7. TEMPORARY CHECK DAMS WILL BE REMOVED ONCE THE SWALE OR DITCH IS DETERMINED STABLE.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

NOTE: KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW AROUND THE DAM.



STONE GRADE STABILIZATION STRUCTURE

E2

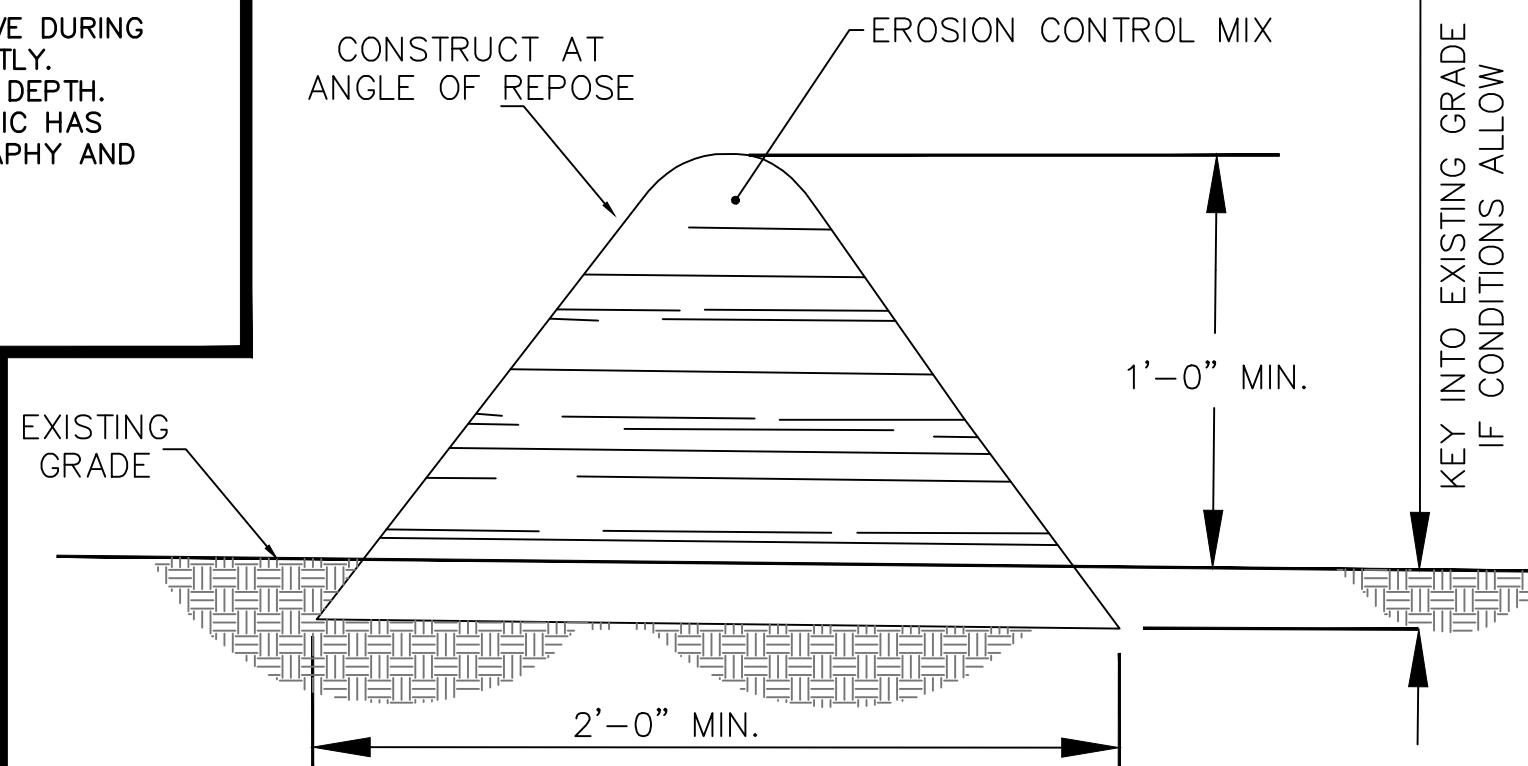


SILT FENCE/HAYBALE BARRIER DETAIL

THIS METHOD TO BE USED ALONG THE REAR OF THE PROPERTY  
NOT TO SCALE

E6

EROSION CONTROL MIX BERM  
NOT TO SCALE

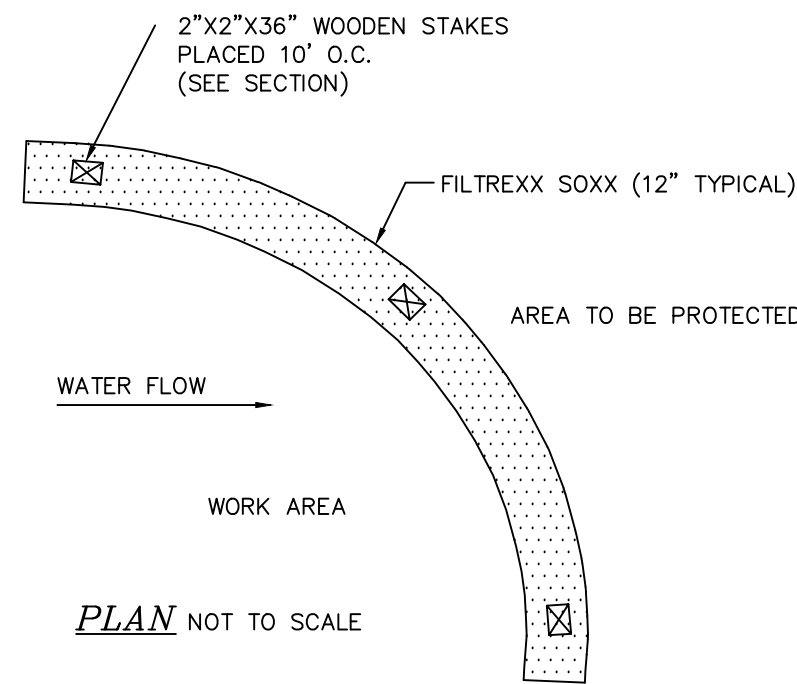


EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROTH SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
5. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
6. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
7. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
8. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
9. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, EROSION CONTROL MIX BERMS, PAGE 106.

E9

E10

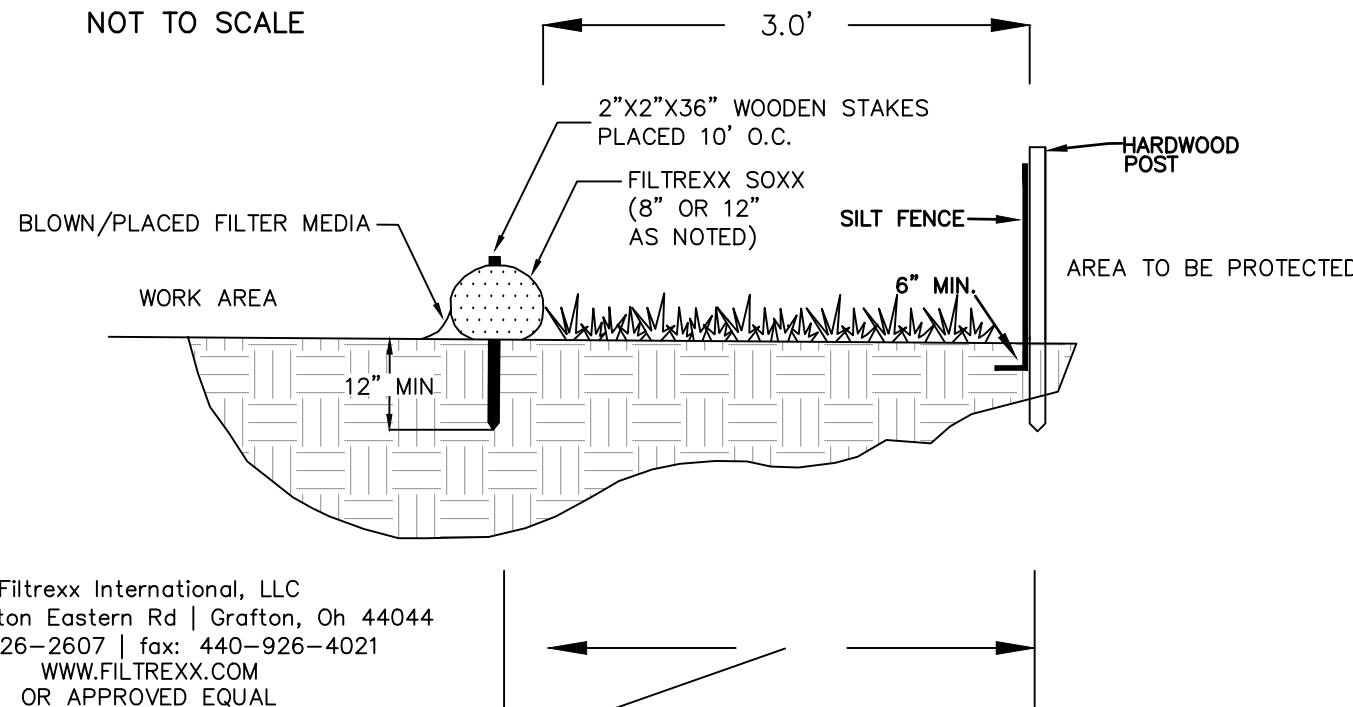


NOTES

1. ALL MATERIAL TO MEET FILTERREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILT/STOCK MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILT/STOCK COMPOST/STOCK/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. FILTERREXX SOXX IS A REGISTERED TRADEMARK OF FILTERREXX INTERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY CHECK DAMS, PAGE 114.

Filterrexx International, LLC  
35481 Grafton Eastern Rd | Grafton, Oh 44044  
440-926-2607 | fax: 440-926-4021  
WWW.FILTERREXX.COM  
OR APPROVED EQUAL

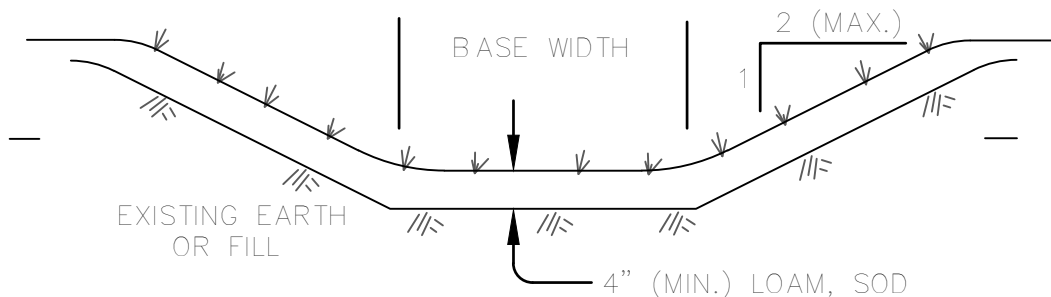
FILTREXX SEDIMENT CONTROL  
NOT TO SCALE



NOTE: FOR AREAS REQUIRING DOUBLE PERIMETER CONTROL WITHIN 50' OF JURISDICTIONAL WETLANDS AND NOT FOR ALL SILT SOXX APPLICATIONS. THIS DUPLICATION MAY BE SPECIFIED AS 12" SILT SOXX OR ORANGE CONSTRUCTION FENCE AS NOTED.

SECTION NOT TO SCALE

E3



GRASS TREATMENT SWALE  
NOT TO SCALE

INSPECT ANNUALLY FOR EROSION, SEDIMENT ACCUMULATIONS, VEGETATION LOSS, & INVASIVE SPECIES. REPAIR AS NECESSARY.

MOW GRASS ANNUALLY TO A DEPTH OF 4".

INSTALL STABILIZATION MATTING DURING CONSTRUCTION

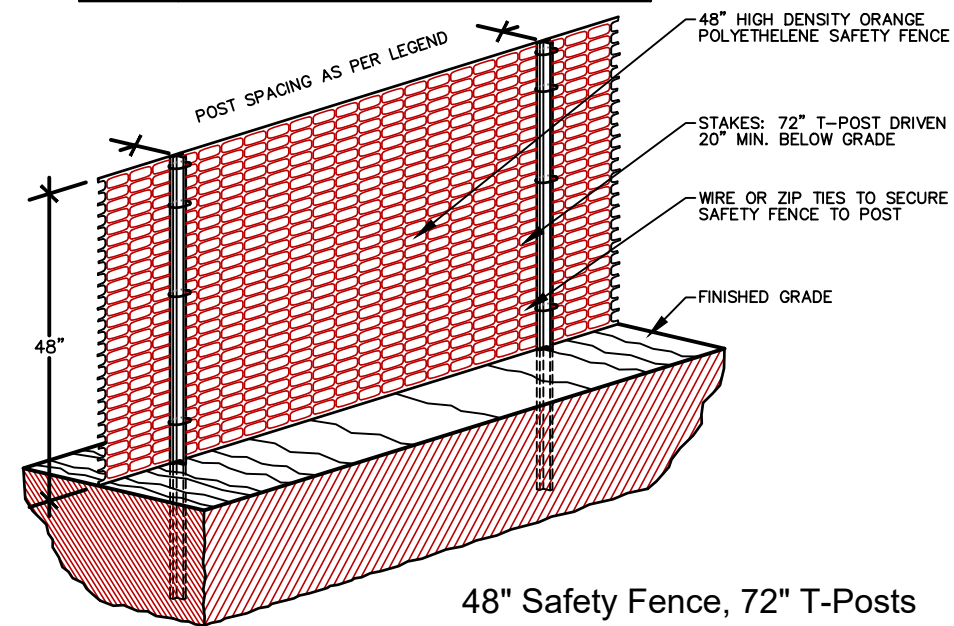
TO BE CONSTRUCTED IAW NH SWM #2 CHAPTER 4, #5  
TREATMENT SWALES, PAGE 123.

E4

CONSTRUCTION SAFETY FENCE

NOT TO SCALE

| LEGEND |                                |
|--------|--------------------------------|
| SAF12  | 48" ORANGE FENCE, 12 FEET O.C. |
| SAF11  | 48" ORANGE FENCE, 11 FEET O.C. |
| SAF10  | 48" ORANGE FENCE, 10 FEET O.C. |
| SAF9   | 48" ORANGE FENCE, 9 FEET O.C.  |
| SAF8   | 48" ORANGE FENCE, 8 FEET O.C.  |
| SAF7   | 48" ORANGE FENCE, 7 FEET O.C.  |
| SAF6   | 48" ORANGE FENCE, 6 FEET O.C.  |



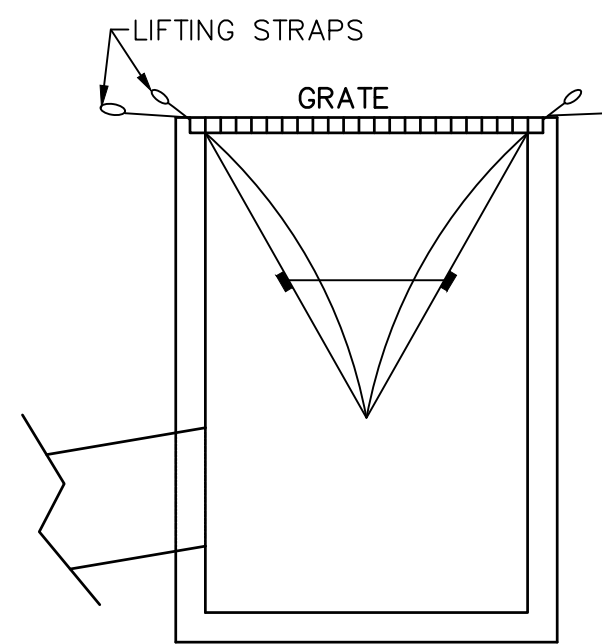
48" Safety Fence, 72" T-Posts

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHALL BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

E8 TEMPORARY EROSION CONTROL MEASURES

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
2. EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
3. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDING WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. (SEE SEED SPECIFICATIONS THIS SHEET)
4. ALL DISTURBED AREAS WILL BE RESTABILIZED WITHIN 45 DAYS. AT ANY ONE TIME, NO MORE THAN 5 ACRES, (217,800 Sq. Ft.) WILL BE DISTURBED.
5. SILT FENCES AND PERIMETER BARRIERS SHALL BE INSPECTED PERIODICALLY AND AFTER EVERY RAIN DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
6. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
7. PER THE EPA COP REQUIREMENTS THERE WILL BE REPORTS OF THE EROSION CONTROL INSPECTIONS IAW SWPPP PREPARED BY BS&E. ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER 0.25" OR GREATER RAIN EVENT.
8. DITCHES, SWALES, AND BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
9. DO NOT TRAFFIC EXPOSED SOIL SURFACES WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION SYSTEM.
10. DRIVEWAYS AND CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINAL GRADE.
11. STABILIZATION MEANS:
  - 11.1. A MINIMUM OF 85% OF VEGETATIVE COVER HAS BEEN ESTABLISHED.
  - 11.2. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED, OR
  - 11.3. EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
12. THIS PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.
13. THE NHDES STORMWATER MANUAL, IN THREE VOLUMES, DATED DECEMBER 2008, IS A PART OF THIS PLAN SET AND THE MORE RESTRICTIVE WILL GOVERN. (NH SWM)

E11



RECOMMENDED MAINTENANCE SCHEDULE

-EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT, AND MUST BE MAINTAINED.

-IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS.

-THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

-TO BE USED IN ALL AREAS WHERE THERE WILL BE TRAFFIC.

- ARE SUBJECT TO DAMAGE BY SNOW PLOWS, AND MUST BE INSPECTED AFTER ANY SNOW EVENT AND REPLACED AS REQUIRED.

TO BE CONSTRUCTED IAW NH SWM #3 4-2 SEDIMENT CONTROL PRACTICES, TEMPORARY STORM DRAIN INLET PROTECTION, PAGE 118.

SILTSACK DETAIL  
NOT TO SCALE

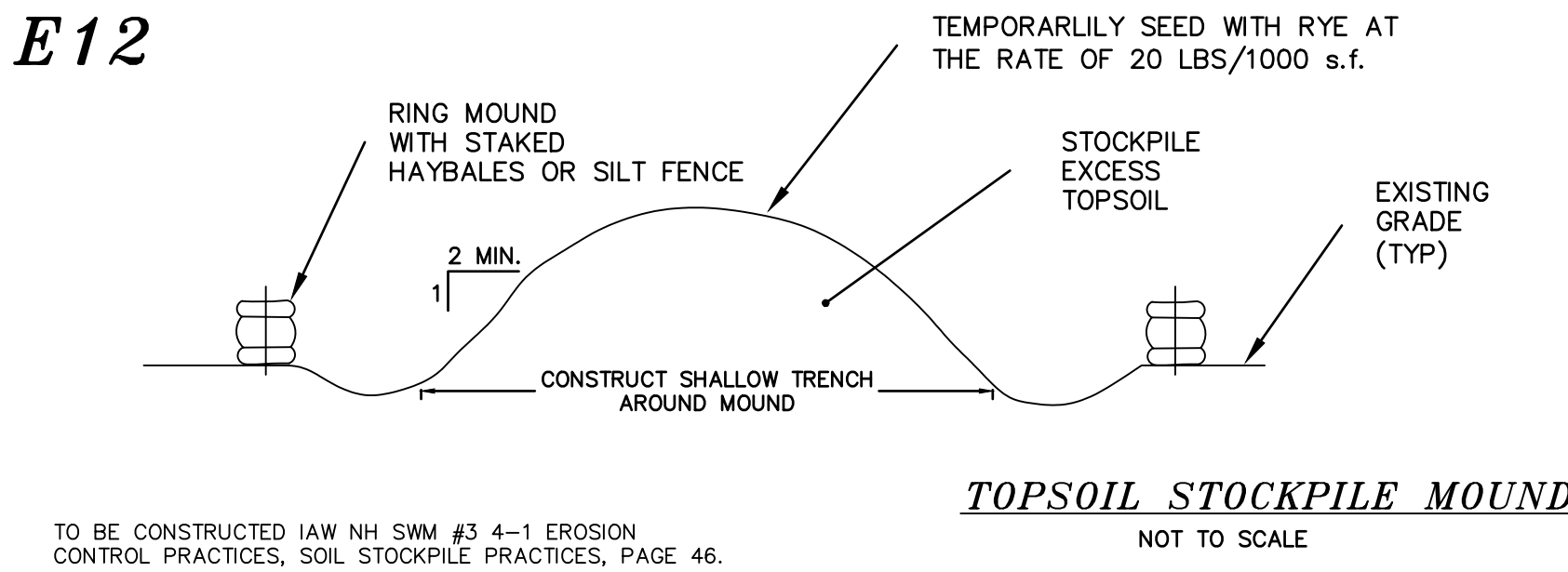
E-101

EROSION & SEDIMENT CONTROL DETAILS

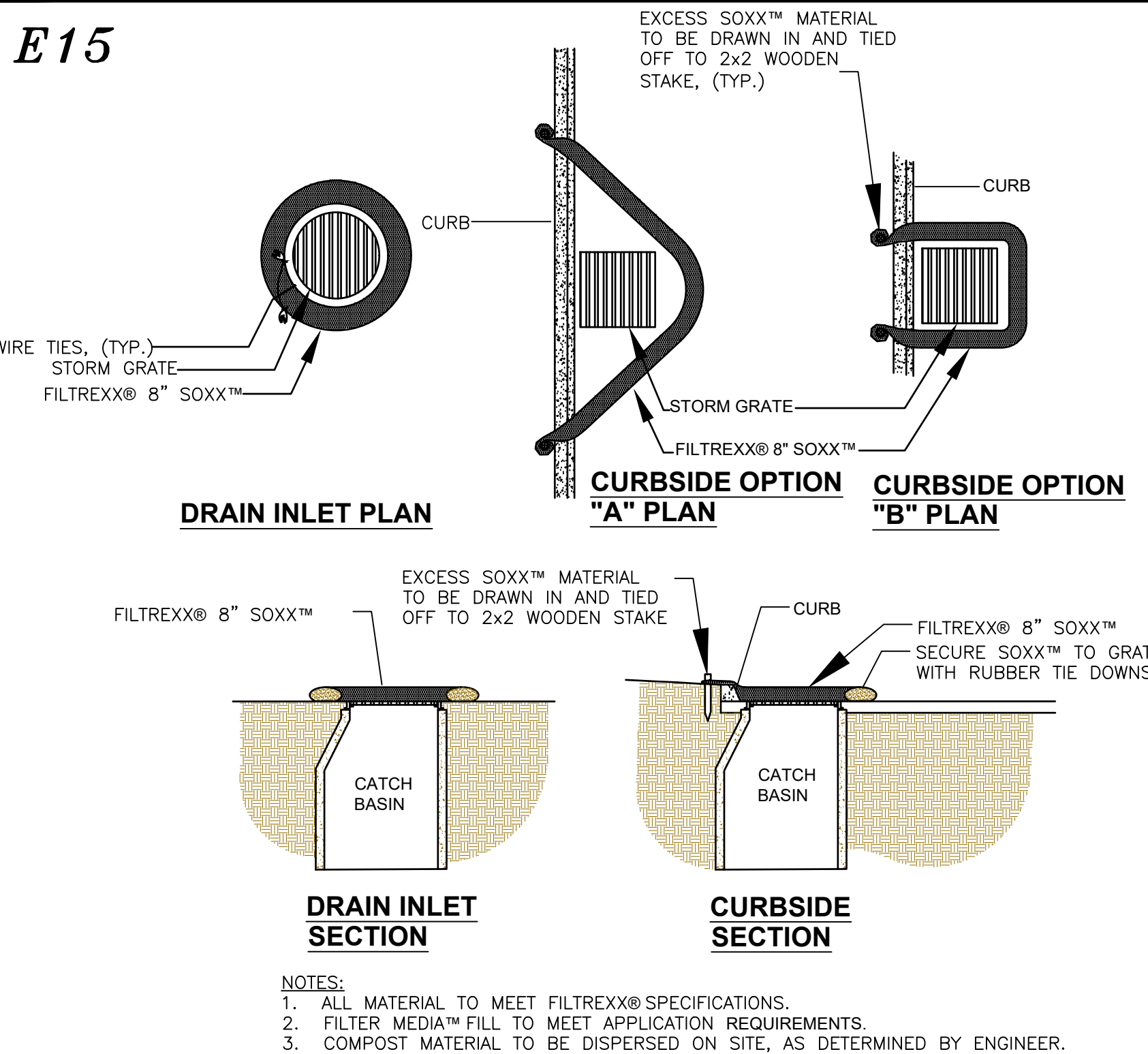
LAND OF  
THOMAS STRANGE  
96 PORTLAND AVENUE  
DOVER, NH 03820  
TAX MAP 24 LOT 75

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
AS NOTED  
DATE : JANUARY 22, 2019  
FILE NO. : DB 2018 - 067  
KENNETH A. BERRY  
No. 14243  
LICENSED PROFESSIONAL ENGINEER

E12



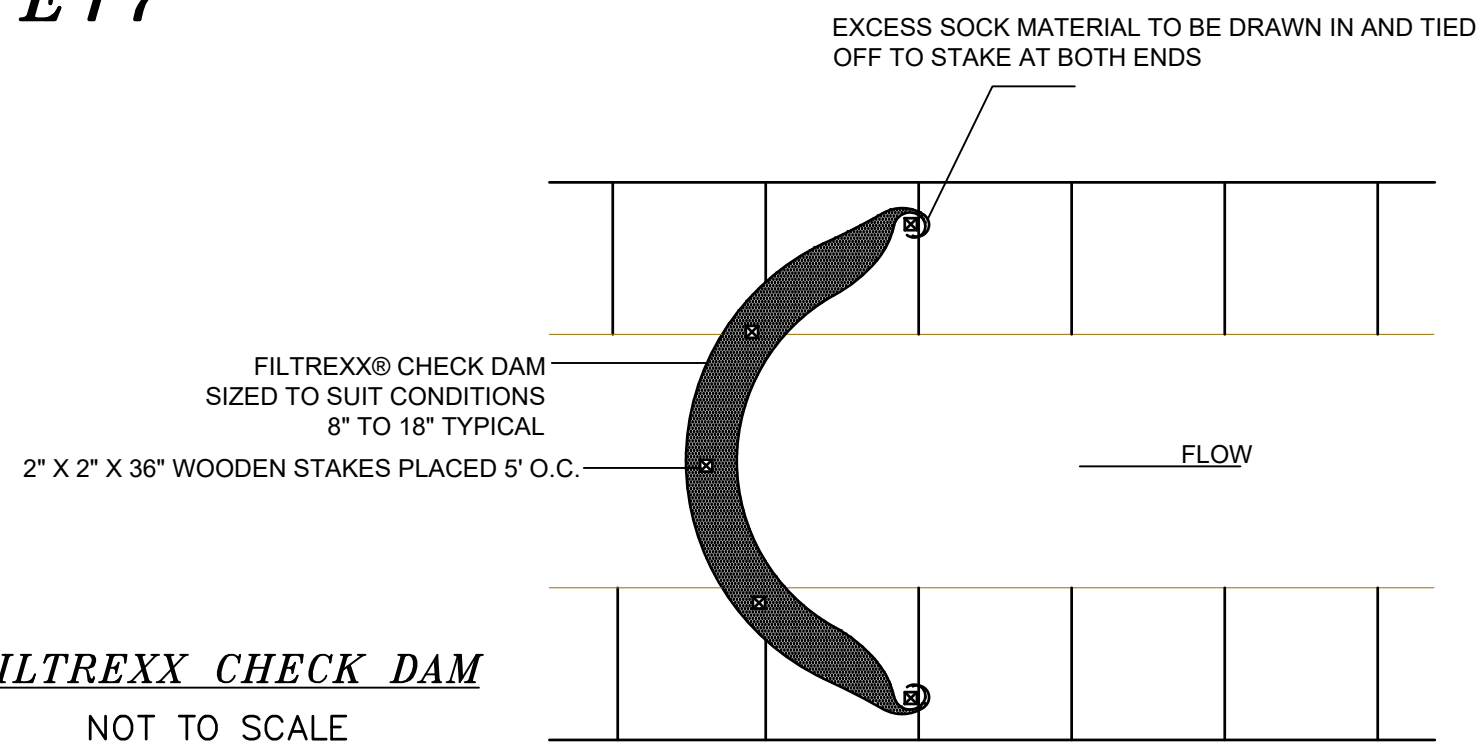
E15



FILTREXX INLET PROTECTION

NOT TO SCALE

E17



FILTREXX CHECK DAM

NOT TO SCALE

- NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
  2. CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
  3. SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED 1/2 THE HEIGHT OF THE CHECK DAM.
  4. CHECK DAM CAN BE DIRECT SEED AT THE TIME OF INSTALLATION.
  5. CONTRACTOR IS REQUIRED TO BE A FILTREXX CERTIFIED™ INSTALLER.

E13

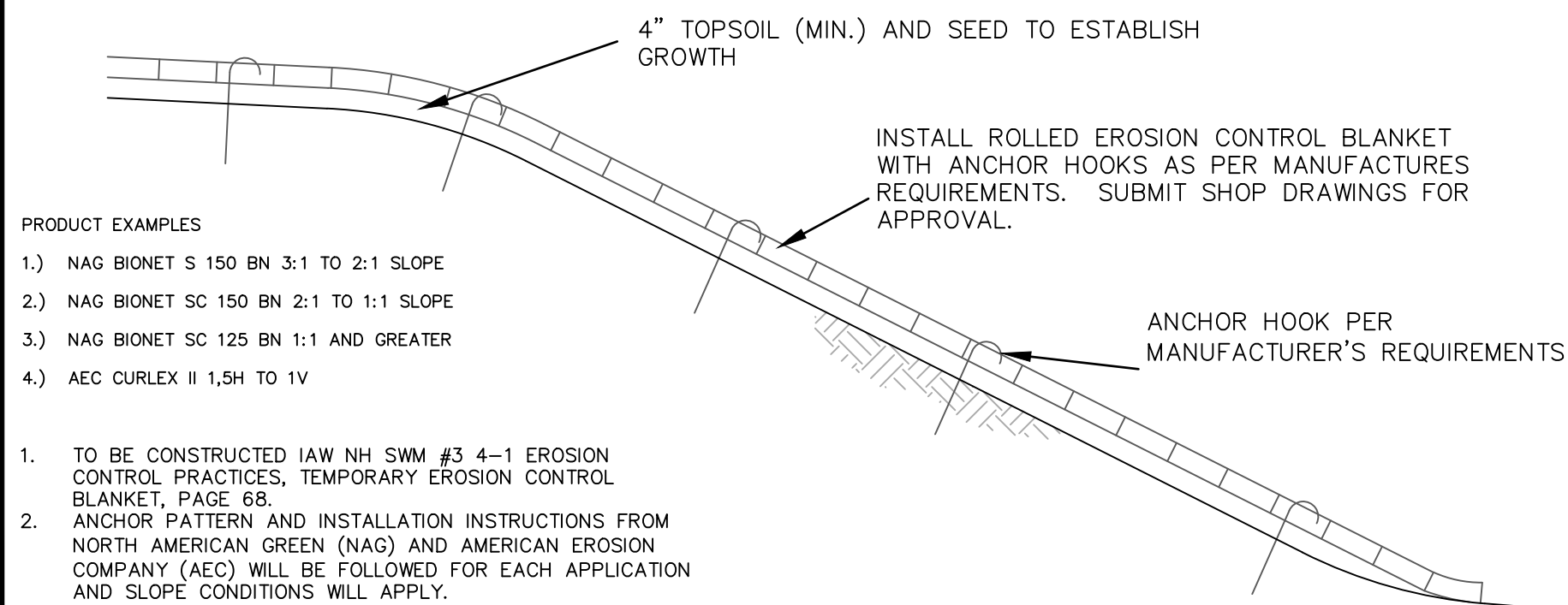
NOTE: Temporary seed mix for stabilization of turf shall be winter rye or oats at a rate of 2.5 lbs. per 1000 s.f. and shall be placed prior to OCT. 15, if permanent seeding not yet complete.

| SEEDING GUIDE                                                                              |                    |          |              |                         |                |
|--------------------------------------------------------------------------------------------|--------------------|----------|--------------|-------------------------|----------------|
| USE                                                                                        | SEEDING MIXTURE 1/ | DROUGHTY | WELL DRAINED | MODERATELY WELL DRAINED | POORLY DRAINED |
| STEP CUTS AND FILL, BORROW AND DISPOSAL AREAS                                              | A                  | FAIR     | GOOD         | GOOD                    | FAIR           |
|                                                                                            | B                  | POOR     | GOOD         | GOOD                    | FAIR           |
|                                                                                            | C                  | POOR     | GOOD         | EXCELLENT               | GOOD           |
|                                                                                            | D                  | FAIR     | FAIR         | EXCELLENT               | EXCELLENT      |
|                                                                                            | E                  | FAIR     | EXCELLENT    | EXCELLENT               | POOR           |
| WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER                      | A                  | GOOD     | GOOD         | GOOD                    | FAIR           |
|                                                                                            | C                  | GOOD     | EXCELLENT    | EXCELLENT               | FAIR           |
|                                                                                            | D                  | GOOD     | EXCELLENT    | EXCELLENT               | FAIR           |
| LIGHTLY USED PARKING LOTS, AND AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES | A                  | GOOD     | GOOD         | GOOD                    | FAIR           |
|                                                                                            | B                  | GOOD     | GOOD         | EXCELLENT               | FAIR           |
|                                                                                            | C                  | GOOD     | GOOD         | EXCELLENT               | EXCELLENT      |
|                                                                                            | D                  | FAIR     | EXCELLENT    | EXCELLENT               | EXCELLENT      |
| PLAY AREAS AND ATHLETIC FIELDS (TOPSOIL IS ESSENTIAL FOR GOOD TURF)                        | F                  | FAIR     | EXCELLENT    | EXCELLENT               | 2/             |
|                                                                                            | G                  | FAIR     | EXCELLENT    | EXCELLENT               | 2/             |

SEEDING SPECIFICATIONS

1. GRADING AND SHAPING  
A. SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED.  
WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION  
A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.  
B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEED BED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND  
A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:  
AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100LBS. PER 1,000 SQ.FT.  
NITROGEN(N), 50LBS. PER ACRE OR 1.1LBS. PER 1,000 SQ.FT.  
PHOSPHATE(P2O5), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.  
POTASH(K2O), 100LBS. PER ACRE OR 2.2LBS. PER 1,000 SQ.FT.  
(NOTE: THIS IS THE EQUIVALENT OF 500LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000LBS. PER ACRE OF 5-10-10.)  
B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.  
C. REFER TO TABLE(G-E1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT TREFOIL, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.  
D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH  
A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.  
B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90LBS PER 1000 S.F.  
5. MAINTENANCE TO ESTABLISH A STAND  
A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.  
B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.  
C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.  
6. TO BE CONSTRUCTED IAW NH SWM #3 4-1 EROSION CONTROL PRACTICES, PERMANENT VEGETATION, PAGE 60.

E18



ROLLED EROSION CONTROL BLANKET (RECB)

SLOPE STABILIZATION DETAIL

NOT TO SCALE

E14

CONSTRUCTION SEQUENCE:

- 1.) CUT AND REMOVE TREES IN CONSTRUCTION AREA ONLY AS REQUIRED, RELOCATE ANY PROJECT T.B.M.
- 2.) CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS SPECIFIED. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL LAND DISTURBANCE AND MUST BE REVIEWED AND APPROVED BY THE COMMUNITY SERVICES DEPARTMENT.
- 3.) EROSION, SEDIMENT AND DETENTION CONTROL FACILITY SHALL BE INSTALLED & STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM. TEMPORARY DIVERSIONS MAY BE REQUIRED. POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES MUST BE INITIATED AND STABILIZED EARLY IN THE PROCESS.
- 4.) CLEAR, CUT AND DISPOSE OF DEBRIS IN APPROVED FACILITY
- 5.) CONSTRUCT TEMPORARY CULVERTS AS REQUIRED, OR DIRECTED
- 6.) CONSTRUCT ROADWAYS FOR ACCESS TO DESIRED CONSTRUCTION AREAS. ALL ROADS SHALL BE STABILIZED IMMEDIATELY
- 7.) START BUILDING CONSTRUCTION
- 8.) INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. INSTALL RAIN GARDENS. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- 9.) BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEED OR MULCHED AS REQUIRED, OR DIRECTED. NO AREA IS ALLOWED TO BE DISTURBED FOR A LENGTH OF TIME THAT EXCEEDS 60 DAYS BEFORE BEING STABILIZED. DAILY, OR AS REQUIRED, ALL ROADWAYS AND PARKING AREAS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES. ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADES.
- 10.) CONSTRUCT TEMPORARY BERMS, DRAINS DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- 11.) INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL SWPPP INSPECTIONS MUST BE CONDUCTED BY A QUALIFIED PROFESSIONAL SUCH AS A PROFESSIONAL ENGINEER (PE), A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC), A CERTIFIED EROSION SEDIMENT AND STORM WATER INSPECTOR (CESSWI), OR A CERTIFIED PROFESSIONAL IN STORM WATER QUALITY (CPSWQ). INSPECTION REPORTS SHALL BE SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT.
- 12.) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 13.) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE.
- 14.) SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- 15.) FINISH PAVING ALL ROADWAYS.

E16

WINTER STABILIZATION NOTES

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

E19

DEFINITION OF STABLE:

PER ENV-WQ 1500 ALTERATION OF TERRAIN

1. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
2. A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
3. A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
4. OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

ADDITION STABILIZATION NOTES:

5. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED TO CONTROL EROSION OF NEWLY GRADED AREAS. ALL CUT AND FILL SLOPES SHALL BE SEED AND MULCHED WITHIN 72 HOURS AFTER THEIR CONSTRUCTION.
6. DISTURBED SOIL AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY STABILIZED. IN AREAS WHERE FINAL GRADING HAS NOT OCCURRED, TEMPORARY STABILIZATION MEASURES SHOULD BE IN PLACE WITHIN SEVEN (7) CALENDAR DAYS FOR EXPOSED SOIL AREAS THAT ARE WITHIN ONE HUNDRED (100) FEET OF A SURFACE WATER BODY OR A WETLAND AND NO MORE THAN 14 CALENDAR DAYS FOR ALL OTHER AREAS. PERMANENT STABILIZATION SHOULD BE IN PLACE WITHIN THREE (3) CALENDAR DAYS FOLLOWING COMPLETION OF FINAL GRADING OF EXPOSED SOIL AREAS.

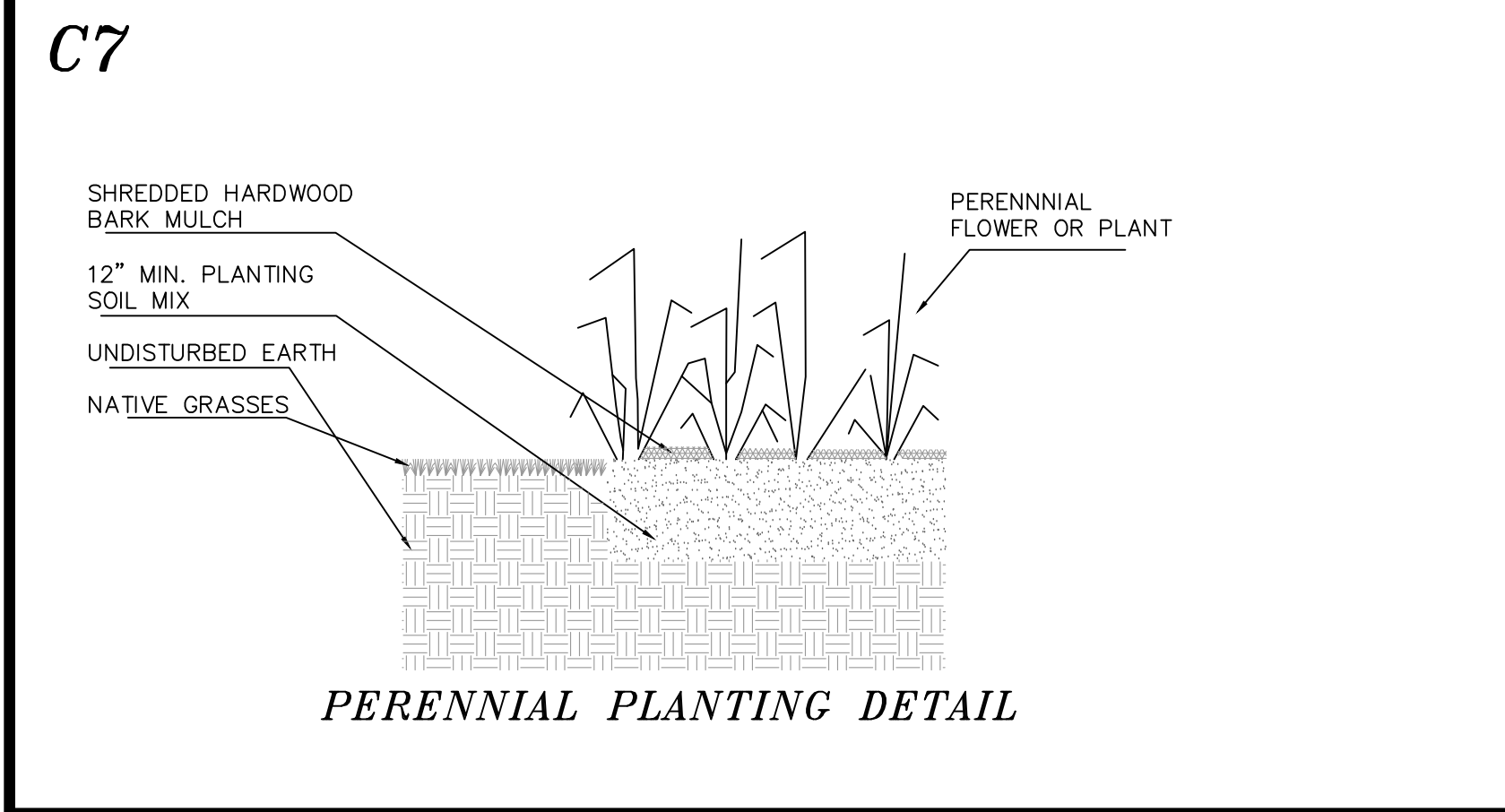
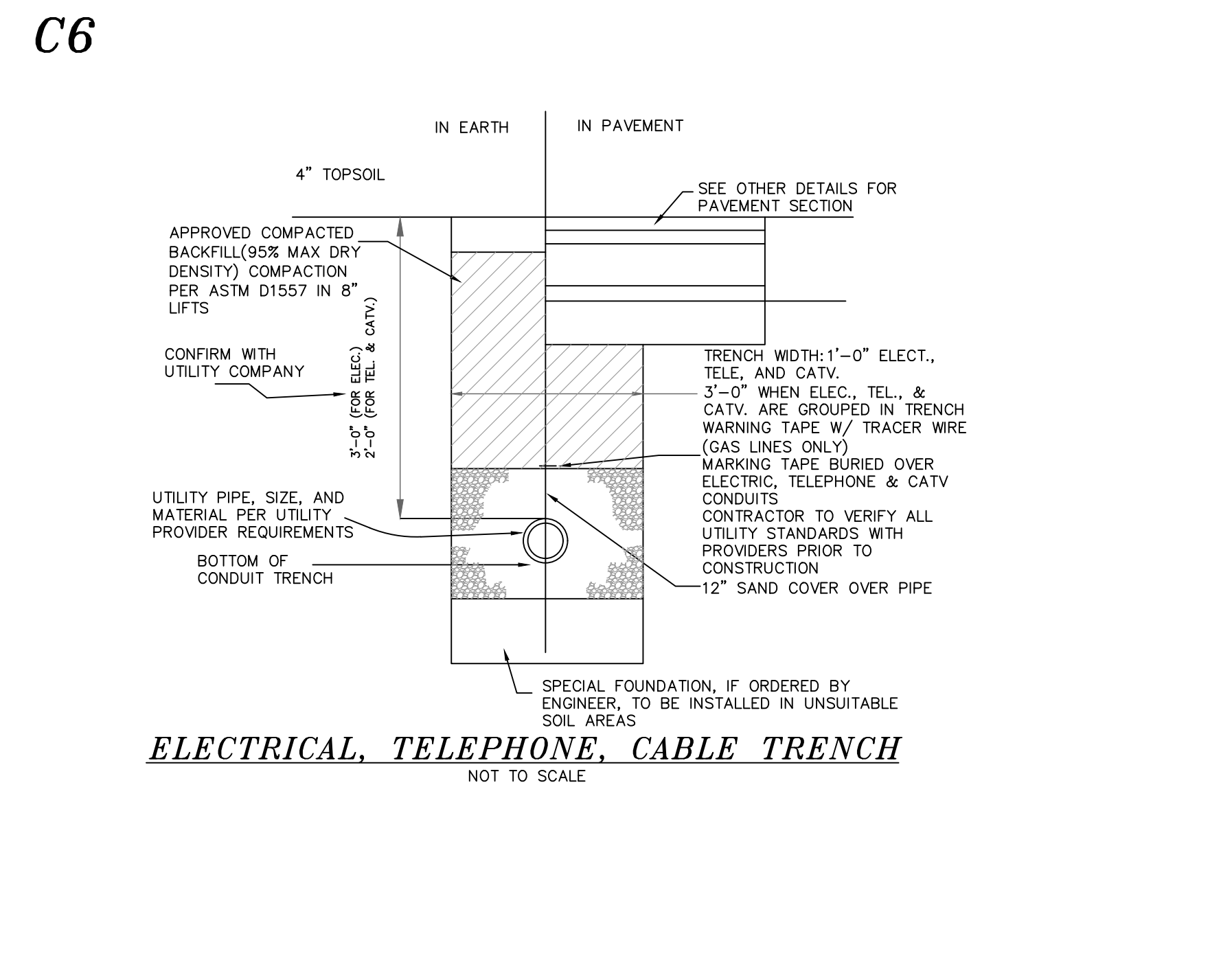
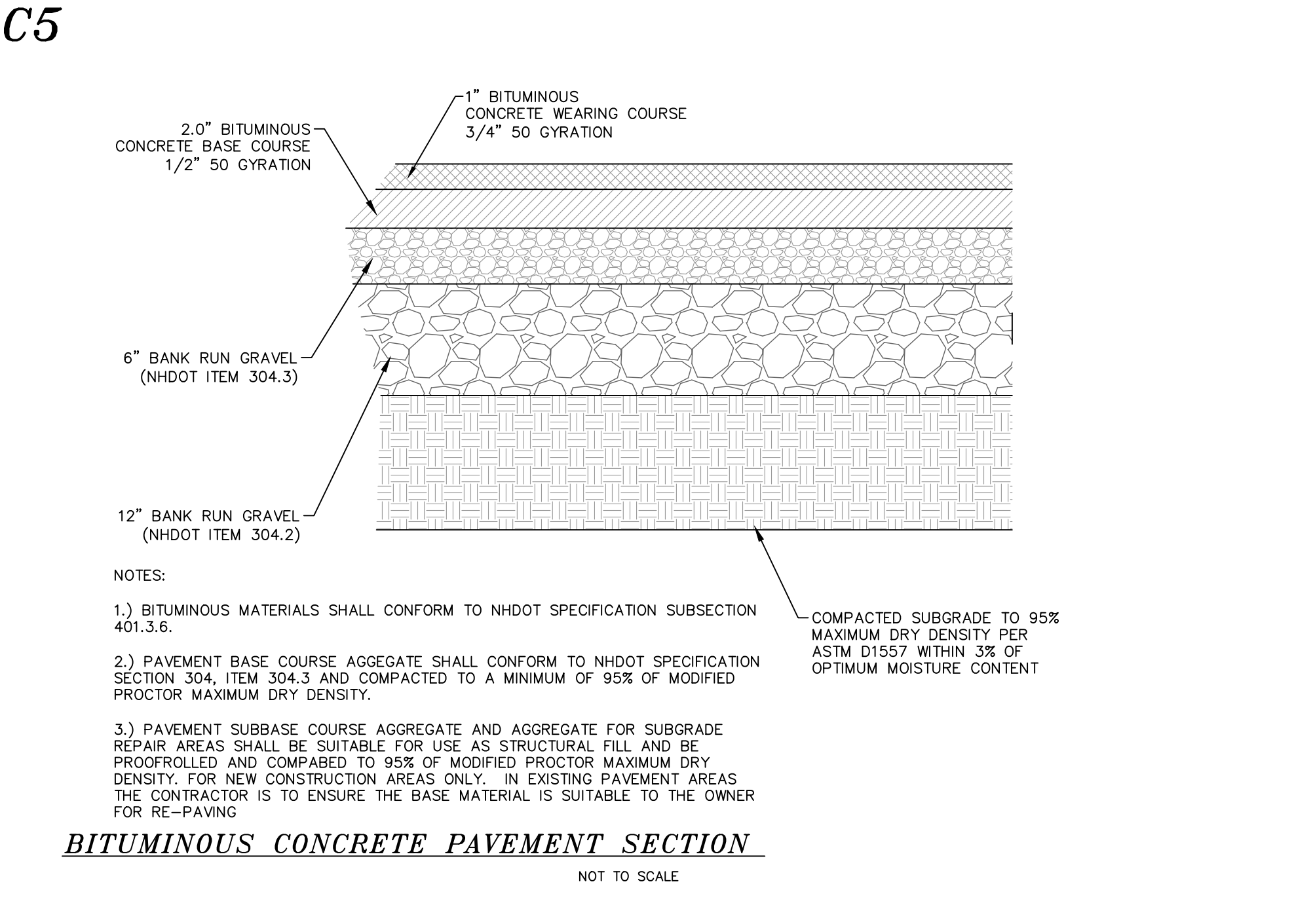
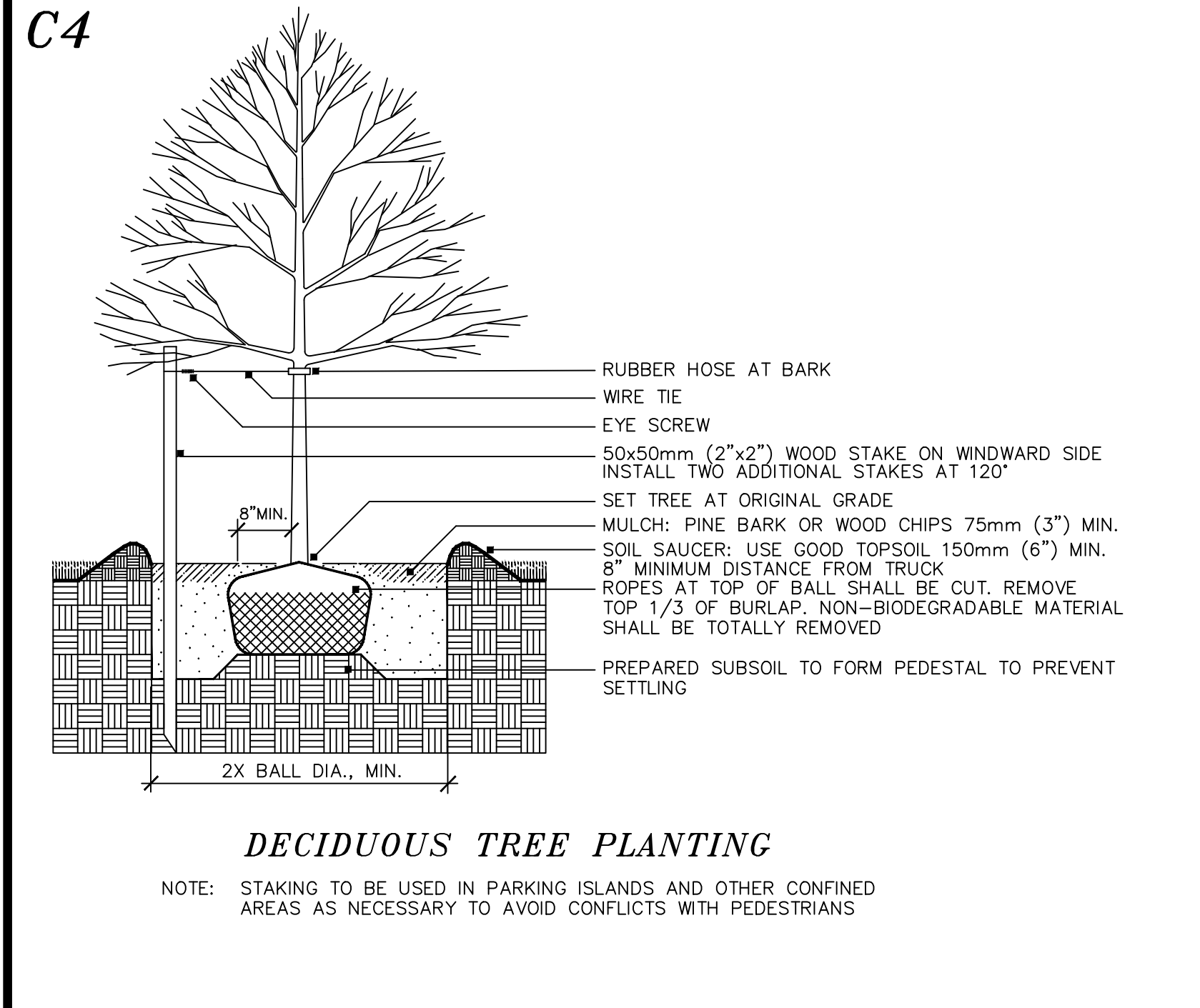
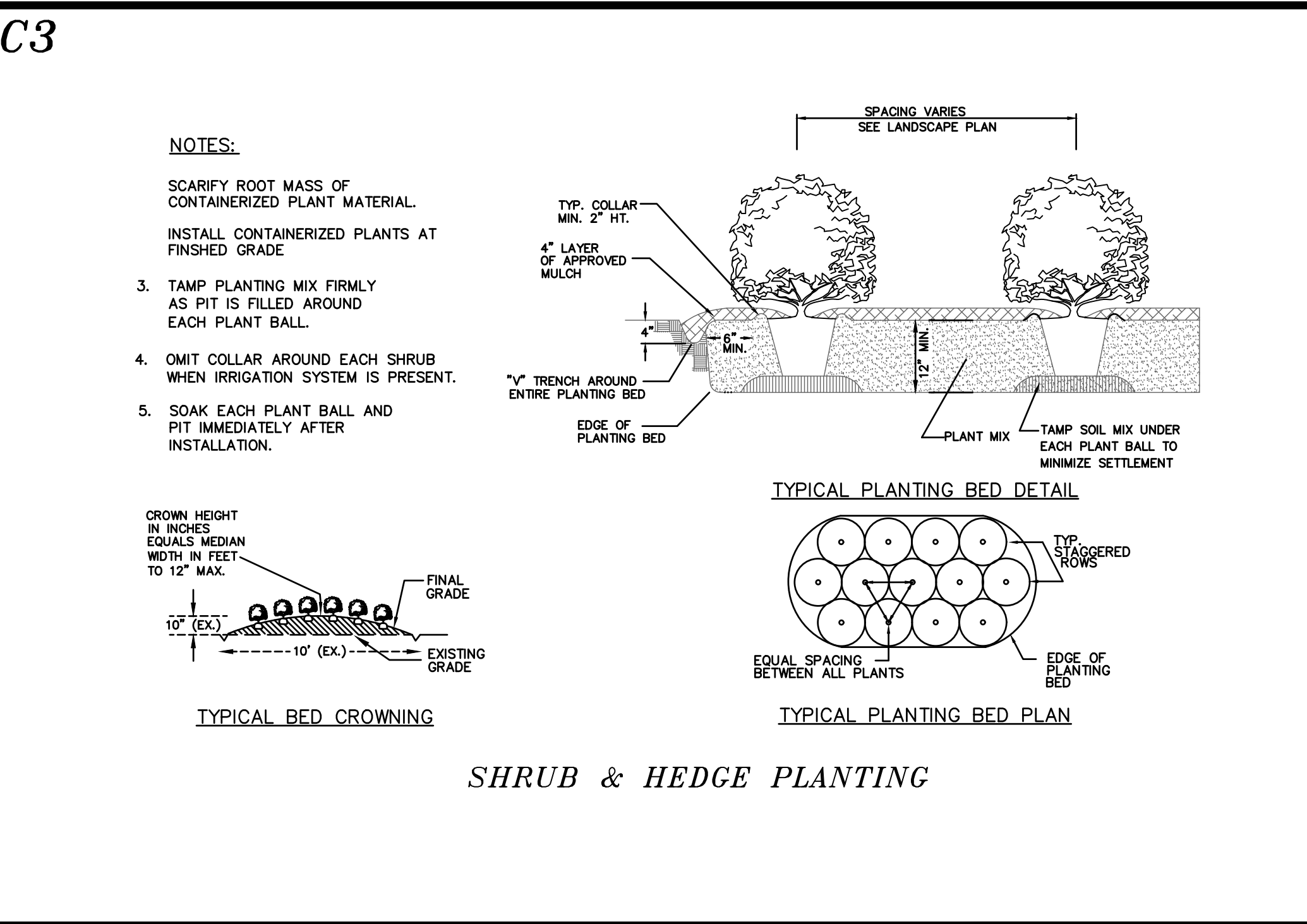
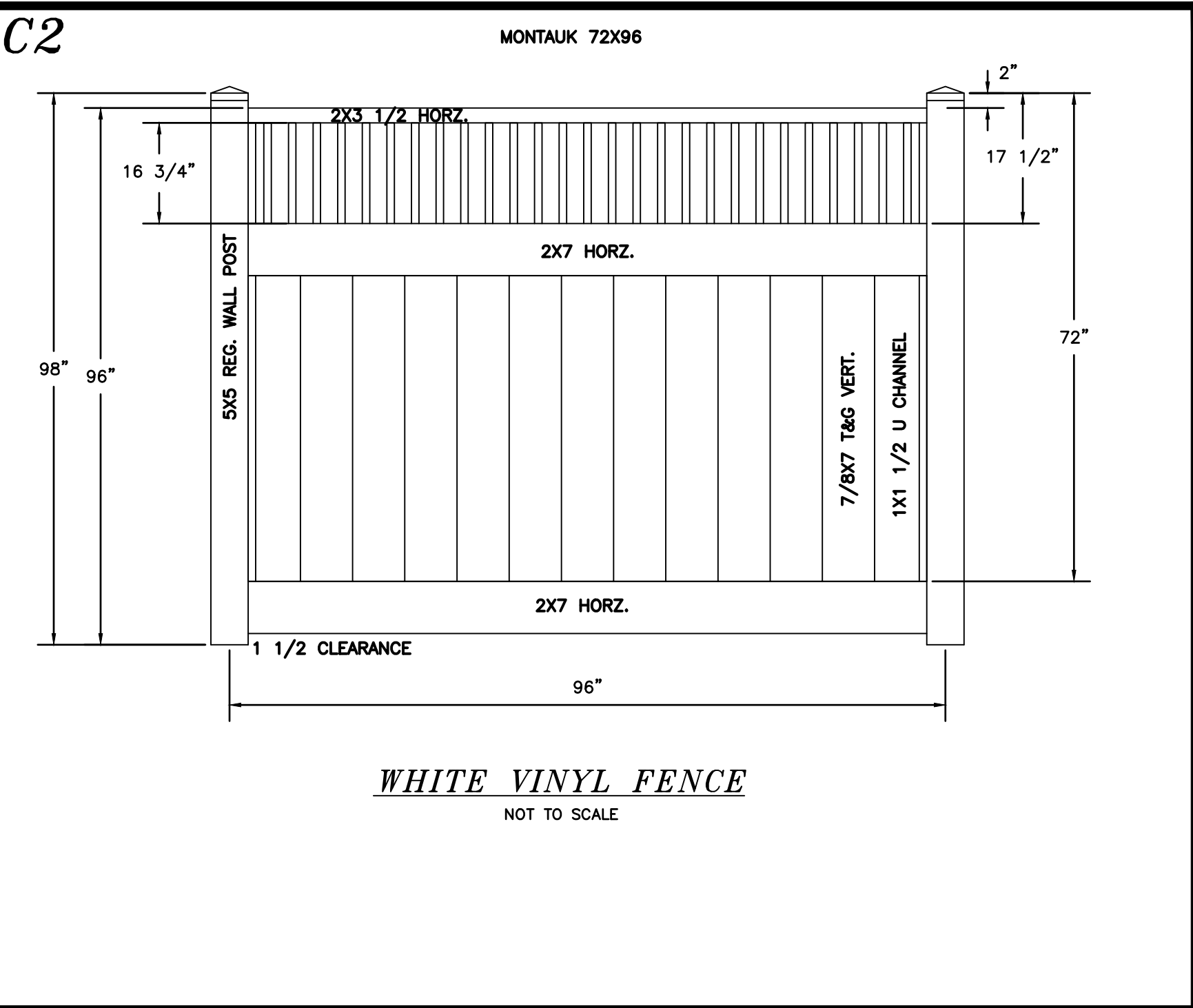
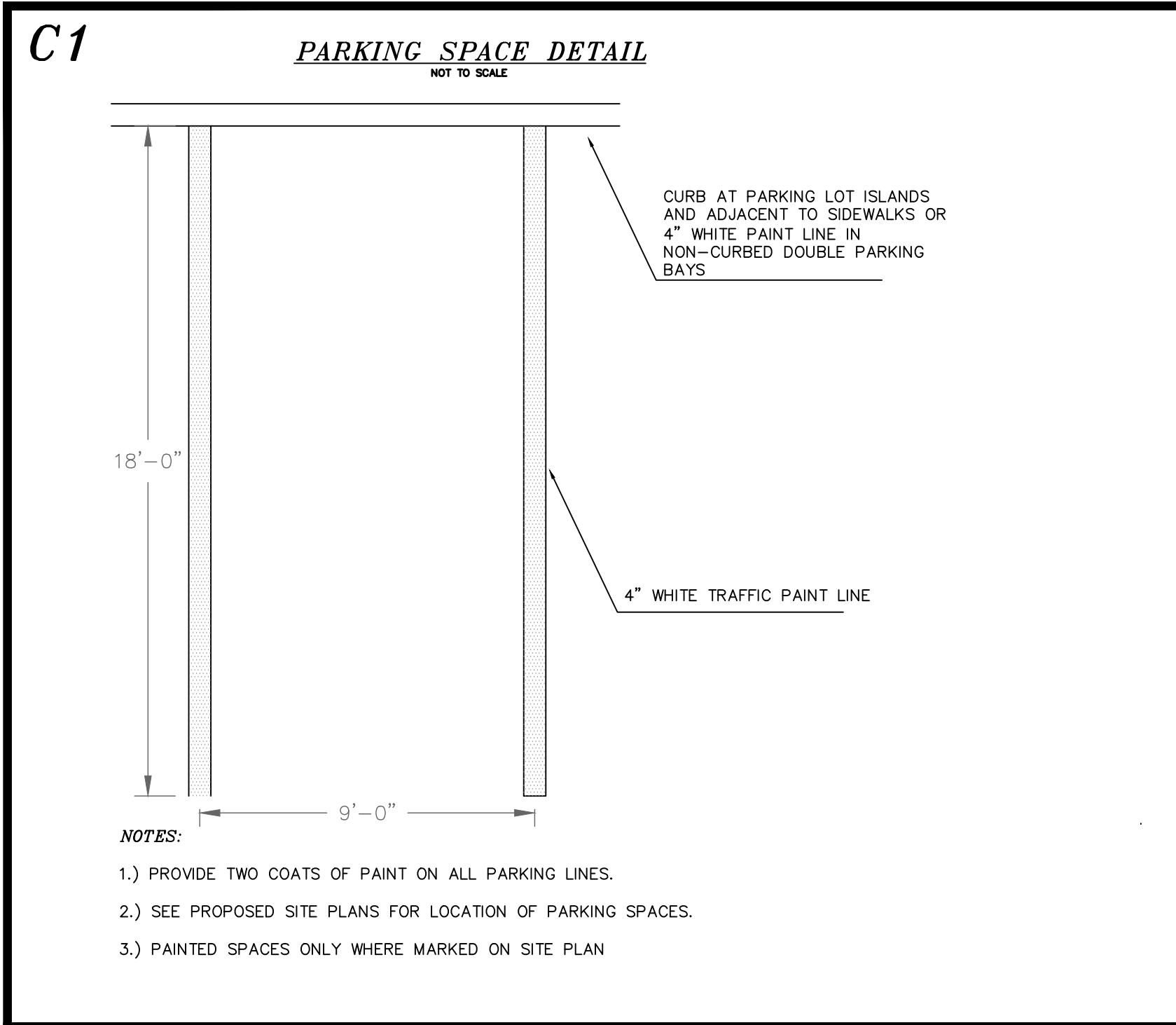
E-102

| DESCRIPTION |      |
|-------------|------|
| REVISION    | DATE |

LAND OF  
THOMAS STRANGE  
96 PORTLAND AVENUE  
DOVER, NH 03820  
TAX MAP 24 LOT 75

BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
AS NOTED  
DATE : JANUARY 22, 2019  
FILE NO. : DB 2018 - 067

KENNETH A. BERRY  
No. 14243  
LICENSED PROFESSIONAL ENGINEER



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |
|          |      |             |

CONSTRUCTION DETAILS

LAND OF  
THOMAS STRANGE  
96 PORTLAND AVENUE  
DOVER, NH 03820  
TAX MAP 24 LOT 75

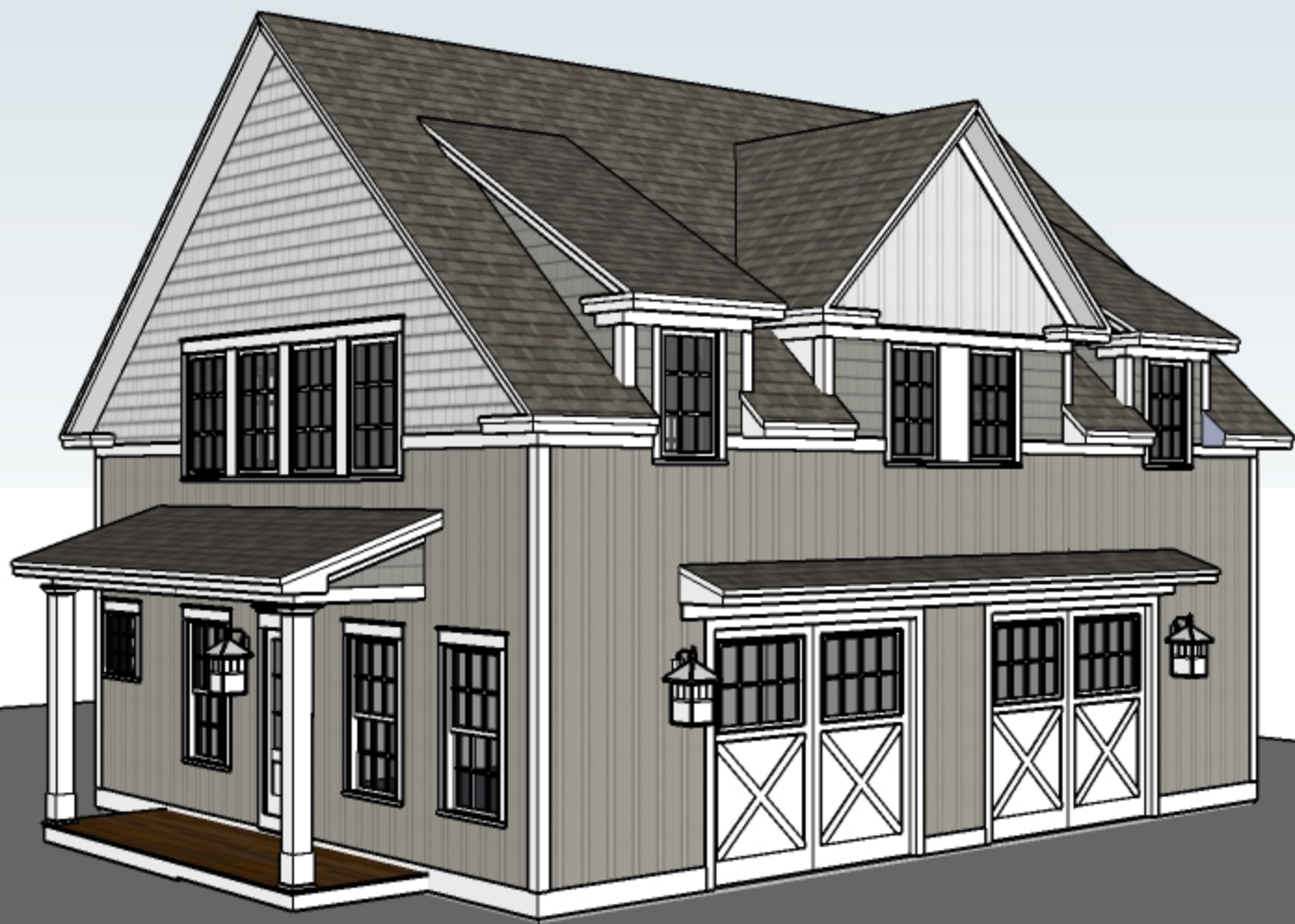
BERRY SURVEYING & ENGINEERING  
335 SECOND CROWN POINT ROAD  
BARRINGTON, NH 03825 (603)332-2863  
AS NOTED

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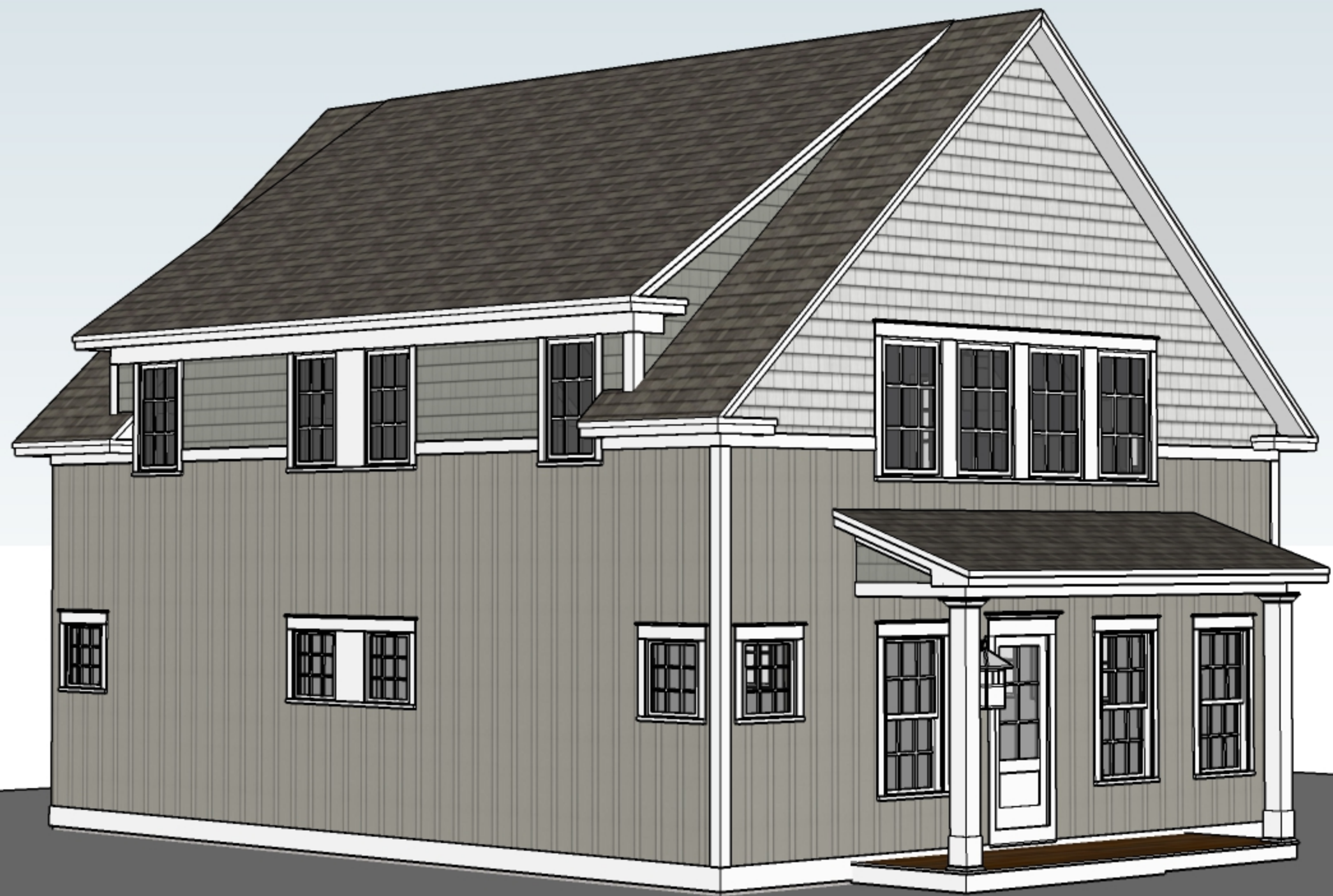
STATE OF NEW HAMPSHIRE  
KENNETH A. BERRY  
No. 14243  
LICENSED PROFESSIONAL ENGINEER

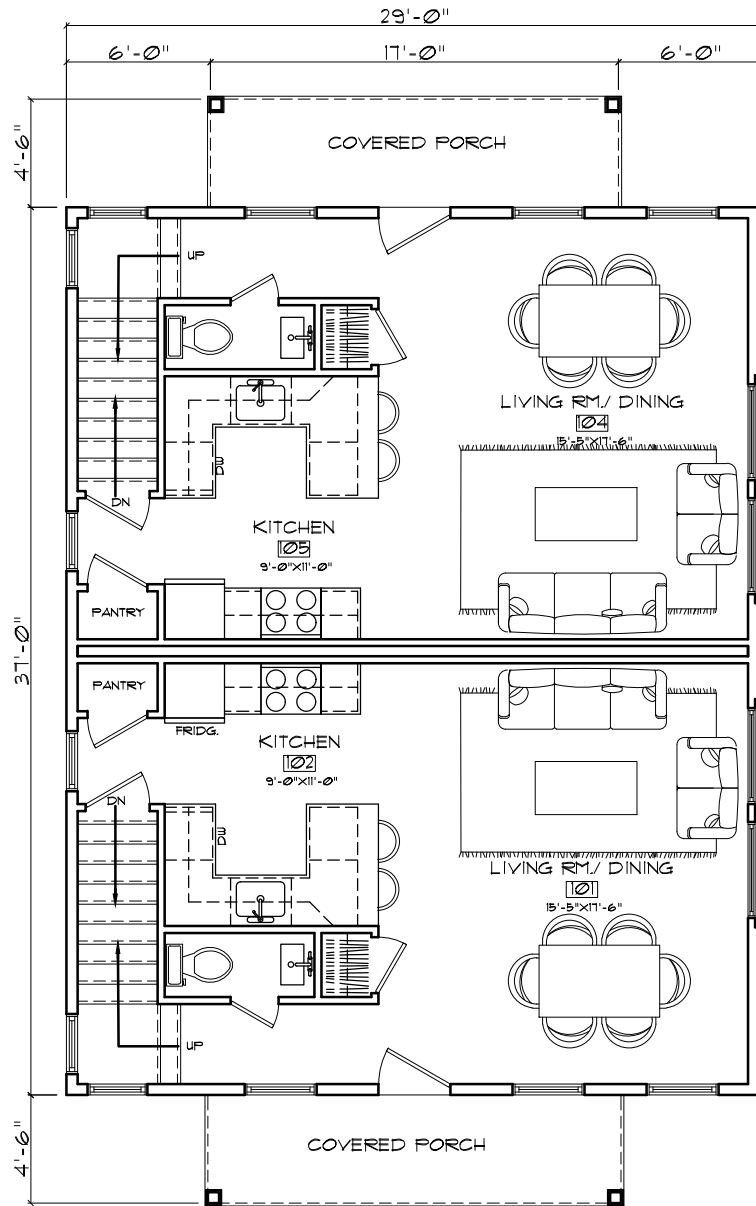
**C-101**

SHEET 8 OF 8

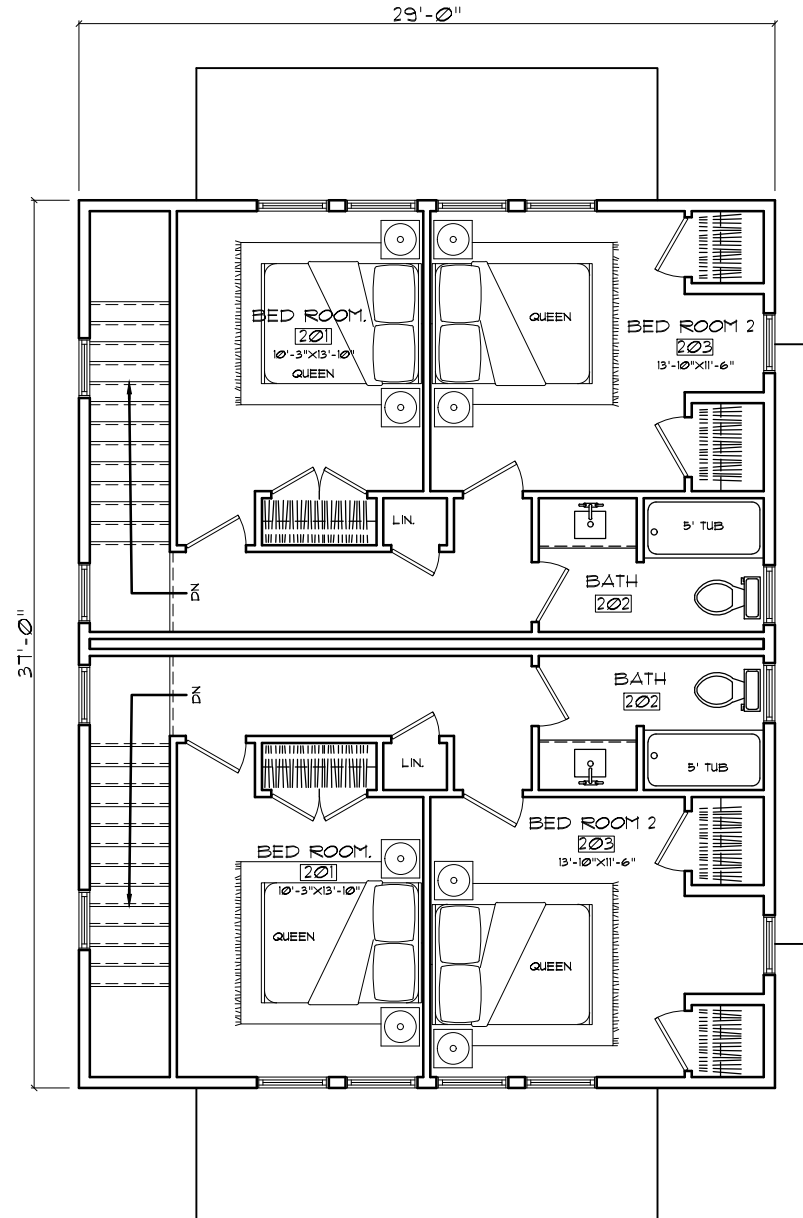








FIRST FLOOR PLAN  
SCALE 1/8"=1'-0"



SECOND FLOOR PLAN  
SCALE 1/8"=1'-0"

|                                                                                                               |                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>CITY OF DOVER</b></p> | <p style="text-align: center;"><b>CITY OF DOVER – ORDINANCE</b></p> <p>Ordinance Number: <b>O – yyyy.mm.dd -</b><br/> Ordinance Title: <b>Updating the Dover Zoning Ordinance</b><br/> Chapter: <b>170</b></p> |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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” as follows:

“**CHILD CARE HOME** means an occupied SINGLE FAMILY DWELLING in which child day care is provided for less than twenty four (24) hours per day, except in emergencies. A CHILD CARE HOME is subject to the CUSTOMARY HOME OCCUPATION requirements and requires a CUSTOMARY HOME OCCUPATION Certificate of Use. There are two types of CHILD CARE HOMES, as follows:

- (1) Group CHILD CARE HOME is a child day care for seven (7) to twelve (12) preschool aged children from one or more unrelated families. The twelve (12) children shall include all children residing with the caregiver in the home, except children ten (10) years of age or older. In addition to the twelve (12) children, up to five (5) children enrolled in a full day school program may also be cared for up to five (5) hours per day on school days and all day during school holidays. Applications require Technical Review Committee review, are subject to possible Site Review and PLANNING BOARD approval per Section 149-4.D of the Site Review Regulations.
- (2) Family CHILD CARE HOME is a child day care for up to six (6) preschool aged children from one or more unrelated families. The six (6) children shall include all children residing with the caregiver in the home, except children ten (10) years of age or older. In addition to the six (6) children, up to three (3) children enrolled in a full day school program may also be cared for up to five (5) hours per day on school days and all day during school holidays. A Family CHILD CARE HOME for up to three (3) children (at any one time and not including the provider’s own children) shall not require a CUSTOMARY HOME OCCUPATION Certificate of Use and does not require Technical Review Committee review.”

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AND

|                                                                                                    |                                  |                                     |
|----------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|
| <br>CITY OF DOVER | <b>CITY OF DOVER – ORDINANCE</b> |                                     |
|                                                                                                    | Ordinance Number:                | <b>O – yyyy.mm.dd -</b>             |
|                                                                                                    | Ordinance Title:                 | Updating the Dover Zoning Ordinance |
|                                                                                                    | Chapter:                         | 170                                 |

“**PORCH** means a private FRONTAGE set back from the front property line with an attached porch permitted to encroach beyond the BUILD TO LINES.”

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### 3. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-8 “Zoning Map”, to read as follows:

“The location and boundaries of the Zoning Districts are hereby established as shown on a map entitled “Zoning Map of the City of Dover, New Hampshire”\*, dated August , 2019\*, which accompanies and is hereby declared to be part of this chapter.

Deleted: December

Deleted: 9

Deleted: 2009

AND

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by replacing any use of the phrase “December 9, 2009” in reference to the zoning map with “August , 2019\*”.

### 4. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-25 “FLOODPLAIN DEVELOPMENT” subsection K (3) (c) (iii) to correct a citation within the ordinance as follows:

“Meet all standards of Subsection E(1) and the elevation and anchoring requirements for MANUFACTURED HOMES in Subsections L.(3)(a) and (b).”

Deleted: C

### 5. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-27.1 “Wetlands Protection District” section D(1)(a) defining a certified wetland scientists, in accordance with the State statute as follows:

“(i) A Certified Wetland Scientist is defined as: “a person who, by reason of his or her special knowledge of hydric soils, hydrophytic vegetation, and wetland hydrology acquired by course work and experience, as specified by RSA 310-A:84, II-a and II-b, is qualified to delineate wetland boundaries and prepare wetland maps; to classify wetlands; to prepare wetland function and value assessments; to design wetland mitigation; to implement wetland mitigation; to monitor wetlands functions and values; and to prepare associated reports, all in accordance with standards for identification of wetlands adopted by the New Hampshire Department of Environmental Services or the United States Army Corps of Engineers or its



CITY OF DOVER – ORDINANCE

Ordinance Number: O – yyyy.mm.dd -  
Ordinance Title: Updating the Dover Zoning Ordinance  
Chapter: 170

successor, and who has been duly certified by the board.” (RSA 310-A:76) If necessary, a botanist shall be used in conjunction with the wetlands scientist to identify wetland vegetation where required. The botanist shall have equivalent and practical experience to that of the wetlands scientist.”

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 [\*] as follows:  
“Deviations from these requirements are permitted by Conditional Use Permit, subject to the requirements of Section 170-20.B(1), where applicable.”

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 Cochecho Waterfront District (CWD) footnote [3] as follows:

“[3]Any new construction along the existing CWD/R-12 zoning boundary (as described herein) shall conform to the following setbacks:

1. Structures and buildings shall be set back a minimum of seventy-five (75) feet from said boundary.
2. Pavement and parking shall be set back a minimum of twenty-five (25) feet from said boundary.

Boundary runs from the north~~west corner~~ of Tax Assessor's ~~Map K lot 3~~; thence turning and running ~~southerly until the southern property line of Tax Assessor's Map K lot 4-B, and turning and running~~ westerly along ~~a line 400' parallel to Henry Law Avenue, until meeting Assessor's Map 22 lot 41, running northerly to intersection with Assessor's Map 22 lot 42, and running westerly along the~~ southern property line of ~~said lot~~ for a distance of approximately ~~980~~ feet to the northeast corner of Tax Assessor's ~~Map 22 lot 33~~, thence running westerly to the northeast corner of Tax Assessor's ~~Map 22 lot 12~~.”

7. AMENDMENT

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CITY OF DOVER

## CITY OF DOVER – ORDINANCE

Ordinance Number: O – yyyy.mm.dd -  
Ordinance Title: Updating the Dover Zoning Ordinance  
Chapter: 170

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-30.2 “Application Procedures” by revising the listed fees and referring to the Fee Schedule as follows:

“

- (1) A filing fee ~~as contained within the Fee Schedule~~ plus ABUTTER notification postage shall be paid upon submission of an application, to defray the costs of posting notice for the public hearing. Failure to pay such cost shall constitute grounds for the PLANNING BOARD to not accept the application.
- (2) A permit fee ~~as contained within the Fee Schedule~~ shall be paid upon the issuance of a permit, to defray the costs of permit compliance.
- (3) A fee payable to the Strafford County Register of Deeds (SCRD) shall be paid upon approval, for the filing of any new plan, if so required by the PLANNING BOARD.
- (4) Additional reasonable fees shall be charged should the PLANNING BOARD require the advice of an engineer or other expert to review plans or inspect the site to determine permit compliance.”

**Deleted:** of fifty dollars (\$50.00)

**Deleted:** of seventy-five dollars (\$75.00)

### 8. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-33 “FENCE Review and Regulations”, by revising Section C as follows:

“C. Exceptions. The provisions described in Subsection A shall not apply in Industrial (I-2), Restricted Industrial (I-1), Thoroughfare Business (B-3), Central Business (CBD), OFFICE (O), and Cochecho Waterfront (CWD) Zoning Districts, or whenever the ZONING BOARD OF ADJUSTMENT, as a condition attached to the granting of a variance or special exception to this Chapter, requires for screening purposes a FENCE exceeding ~~eight (8)~~ feet.”

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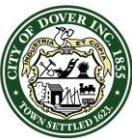
### 9. AMENDMENT

Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising Chapter 170-53 “Amendment Procedure” by revising Section E, subsection 7 as follows:

- “(7) A non-refundable fee ~~as contained within the Fee Schedule~~ to cover the cost of the newspaper notice, and a non-refundable fee ~~as contained within the Fee Schedule~~ per landowner and ABUTTER required to be notified per Section D (2).”

**Deleted:** in the fifty dollars (\$50.00)

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|                                                                                                           |                                  |                                     |
|-----------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------|
| <br><b>CITY OF DOVER</b> | <b>CITY OF DOVER – ORDINANCE</b> |                                     |
|                                                                                                           | Ordinance Number:                | <b>O – yyyy.mm.dd -</b>             |
|                                                                                                           | Ordinance Title:                 | Updating the Dover Zoning Ordinance |
|                                                                                                           | Chapter:                         | 170                                 |

**10. TAKES EFFECT**

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

**AUTHORIZATION**

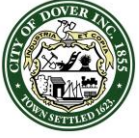
|                                           |                                     |               |                                                                       |
|-------------------------------------------|-------------------------------------|---------------|-----------------------------------------------------------------------|
| Approved as to Funding:                   | Daniel R. Lynch<br>Finance Director | Sponsored by: | Councilor Dennis Ciotti<br>City Council Planning Board Representative |
| Approved as to Legal Form and Compliance: | Anthony Blenkinsop<br>City Attorney |               |                                                                       |
| Recorded by:                              | Susan Mistretta<br>City Clerk       |               |                                                                       |

**DOCUMENT HISTORY:**

|                     |                      |
|---------------------|----------------------|
| First Reading Date: | Public Hearing Date: |
| Approved Date:      | Effective Date:      |

**DOCUMENT ACTIONS:**

| VOTING RECORD       |     |    |
|---------------------|-----|----|
| Date of Vote:       | YES | NO |
| Mayor, Karen Weston |     |    |



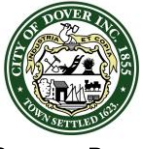
**CITY OF DOVER**

## CITY OF DOVER – ORDINANCE

Ordinance Number: **O – yyyy.mm.dd -**  
Ordinance Title: Updating the Dover Zoning Ordinance  
Chapter: 170

|                                               |  |  |
|-----------------------------------------------|--|--|
| Deputy Mayor, Robert Carrier                  |  |  |
| Councilor Michelle Moffet Lipinski,<br>Ward 1 |  |  |
| Councilor Dennis Ciotti, Ward 2               |  |  |
| Councilor Deborah Thibodeaux, Ward 3          |  |  |
| Councilor Marcia Gasses, Ward 4               |  |  |
| Councilor Dennis Shanahan, Ward 5             |  |  |
| Councilor Matthew Keane, Ward 6               |  |  |
| Councilor Lindsey Williams, At Large          |  |  |
| Total Votes:                                  |  |  |
| Resolution    does   does not    pass.        |  |  |

### ORDINANCE BACKGROUND MATERIAL:

|                                                                                   |                                  |                                   |
|-----------------------------------------------------------------------------------|----------------------------------|-----------------------------------|
|  | <b>CITY OF DOVER - ORDINANCE</b> |                                   |
|                                                                                   | Posted: February 12, 2019        |                                   |
|                                                                                   | Ordinance Number:                | O – yyyy.mm.dd -                  |
|                                                                                   | Ordinance Title:                 | Site Review Regulation Amendments |
| Chapter:                                                                          |                                  | 149                               |

1. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-11 “Performance Guaranties”, by revising Sub A as follows:

“A. Where the Planning Board, Building Official or City Engineer requires the posting of a PERFORMANCE BOND or ESCROW AGREEMENT to secure for the City the satisfactory construction and installation of required site improvements, said surety shall be in an amount determined by the City Engineer. For a period of two (2) years after the CERTIFICATE OF OCCUPANCY has been issued the City will retain two percent (2%) of the PERFORMANCE BOND or ESCROW AGREEMENT.”

2. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-14 A “STORMWATER Management, EROSION Control, and Flood Hazards”, revising Sub section 3 (e) (iii), to read as follows:

“(iii) The Planning BOARD or Community Services Department may require the design engineer and/or an independent third-party to provide inspection and oversight of the construction of the STORMWATER management facilities and EROSION and SEDIMENT control measures at its discretion. Such oversight may be especially important for implementing techniques such as porous pavement or subsurface STORMWATER INFILTRATION systems. The owner/APPLICANT shall be responsible for all fees associated with third-party inspections.

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3. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 “SITE DEVELOPMENT PLAN”, Section D by revising the footnote to the medical use to read as follows:

“Medical<sup>8</sup>

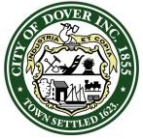
<sup>8</sup> Facility that provides medical services with overnight accommodations”

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4. Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 “SITE DEVELOPMENT PLAN”, Section G subsection (1) (f), to read as follows:

“(f) Landscaping shall be used to establish and/or maintain an attractive streetscape adjacent to roadways. A minimum of one tree per thirty five (35) linear feet, not more than six (6) feet apart for individual shrubs, and not more than three (3) feet between individual perennials and groundcovers or portion thereof shall be provided.”

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| <br>CITY OF DOVER | CITY OF DOVER - ORDINANCE                                                                                |  |
|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--|
|                                                                                                    | Ordinance Number: O – yyyy.mm.dd -<br>Ordinance Title: Site Review Regulation Amendments<br>Chapter: 149 |  |

Posted: February 12, 2019

AND

Chapter 149 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 149-13 “SITE DEVELOPMENT PLAN”, Section G subsection (3) (e), to read as follows:

“(e) A wall, or fence of uniform appearance six (6) feet high of brick, stone or finished concrete (cannot be concrete block) may be used in conjunction with plant materials with a minimum ten (10) foot-buffer between the fence and the street. A minimum of one tree per thirty five (35) linear feet or portion thereof shall be provided with a combination of shrubs, perennials, vines, and groundcovers planted en masse per thirty five (35) linear feet excluding curb cuts. A combination of both deciduous plants and evergreens are encouraged.

|                                                                                   |                                  |                                           |
|-----------------------------------------------------------------------------------|----------------------------------|-------------------------------------------|
|  | <b>CITY OF DOVER - ORDINANCE</b> |                                           |
|                                                                                   | Posted: February 12, 2019        |                                           |
|                                                                                   | Ordinance Number:                | O – yyyy.mm.dd -                          |
|                                                                                   | Ordinance Title:                 | Subdivision of Land Regulation Amendments |
| Chapter:                                                                          |                                  | 155                                       |

- Chapter 155 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 155-9 “Application Submittal and Review”, by revising Section B as follows:
 

“B. Include one electronic copy and fifteen (15) copies of the PRELIMINARY PLAT layout and the PLAT CONSTRUCTION DETAIL SHEETS as more fully described in 155-28 and 155-30 respectively, in this Chapter. Transmit a PDF of the SUBDIVISION PLAT via e-mail to [dover-planning@dover.nh.gov](mailto:dover-planning@dover.nh.gov). (Note: Only eight (8) copies of the PRELIMINARY PLAT need to be submitted initially for review by the TECHNICAL REVIEW COMMITTEE. However, fifteen (15) copies are required for submission of the COMPLETE APPLICATION to the PLANNING BOARD.”
- Chapter 155 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 155-23 “Common Open Space”, revising Section D, to read as follows:
 

“ D In the event that an OPEN SPACE SUBDIVISION is to be owned by a cooperative legal entity, all COMMON OPEN SPACE shall be governed in accordance with the requirements of the New Hampshire RSA 479A:1-23 inclusive as amended.
- Chapter 155 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 155-32 “Street Layout”, Section A by revising the footnote to the medical use to read as follows:
 

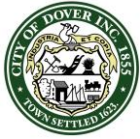
“A Width, location and construction. STREETS shall be of sufficient width (see Section 2, pages 3 and 4 of the City of Dover Construction Guidelines), suitably located and adequately constructed to conform with the MASTER PLAN and to accommodate the projected traffic and afford access for firefighting, snow-removal and other road maintenance equipment. The arrangement of STREETS shall be such as to avoid imposing undue hardship on adjoining properties and shall be coordinated so as to comprise a convenient system. In the event a SUBDIVISION adjoins or includes an existing STREET which does not conform to widths as required by this Chapter or by the MASTER PLAN of the City of Dover, the DEVELOPER shall dedicate sufficient land to bring such STREET into conformity. SUBDIVISIONS along one (1) side of any such STREET or highway shall be required to dedicate only one-half (1/2) of the required extra width.”
- Chapter 155 of the Code of the City of Dover, entitled Site Review Regulations, is hereby amended by revising 155-36 “SITE DEVELOPMENT PLAN”, Section E and adding Section G to read as follows:

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CITY OF DOVER

## CITY OF DOVER - ORDINANCE

Posted: February 12, 2019

Ordinance Number: O – yyyy.mm.dd -  
Ordinance Title: Subdivision of Land Regulation Amendments  
Chapter: 155

“E STREET tree planting. Any newly constructed roadway that is the result of a MAJOR SUBDIVISION shall include the planting of deciduous shade selected from the City of Dover’s approved list of STREET trees. The trees, with a minimum height at planting of eight feet, shall be planted within the RIGHT-OF-WAY along the FRONTAGE of all developed LOTS where residential development is to take place. In accordance with a Landscaping Plan submitted by the APPLICANT (which also takes into account the character of the area), the PLANNING BOARD and the Community Services Director shall duly approve the planting of such vegetal elements at staggered intervals on opposite sides of the STREET.

- (1) Trees shall be salt and drought-tolerant, native or non-invasive species, and have a structure and growth form which prevents them from obstructing sidewalks and walkways.
- (2) Trees shall have a caliper of no less than three and a half inches 3 1/2 inches when planted.
- (3) Trees located under utility wires should be a low-growing species.
- (4) To foster biological diversity trees planted along a given street shall use the “10-20-30 Rule” (No more than 10% of the trees shall be of the same species, no more than 20% in the same genus, and no more than 30% in the same family.)
- (5) Trees shall be located no more than 35 feet apart.
- (6) All newly planted trees, shrubs and other vegetation shall have a watering plan during the establishment period (for trees, one-year-per-inch in caliper at planting, shrubs and other vegetation generally establish within one growing season). Mulching trees, shrubs, and plants helps retain soil moisture, moderates temperature fluctuations, provides protection from mechanical damage by mowers and trimmers, and serves as temporary covering of exposed soil until understory plants and ground covers fill in. However, thick applications of mulch (such as “volcano mulching”) will kill trees and other vegetation. Mulch shall be no greater than 3 inches in depth and shall not be in contact with the bark or stems of plants.”

“G Where cul-de-sacs are proposed, the island or center area of the cul-de-sac shall remain in a natural vegetated state, with any invasive species removed. If it will be used as a biofilter for stormwater treatment, the area shall be vegetated with a combination of living plant material including trees, shrubs, and groundcovers. Non-living landscape material may cover up to 20 percent of the island or center area. When planting of vegetation is required, cul-de-sac landscaping shall be installed after construction of the street is complete.”

JAN 30 2019

Dover, New Hampshire

From: Tony McManus

To: A Whole Bunch of People

Maybe I'm missing something, but it seems to me that the City is working at cross-purposes when it comes to one aspect of planning.

On the one hand there is a land rezoning committee that is claiming a desperate need for additional retail/commercial development with proposals that would likely negatively impact existing residential areas, add to already serious traffic problems, and provide incentives for new businesses to locate outside the downtown.

On the other hand is the Waterfront Committee, which is working to develop what is, essentially, a clean slate----no existing residential "neighborhood", prime downtown location with the added benefit of waterfront and public park amenities, with the ability to design from scratch workable traffic patterns and parking.

But if my math is correct, the current waterfront design calls for a 5 % retail/commercial square footage component for the entire development.

Does this make any sense? Assuming the City is committed to increasing the retail/commercial base, wouldn't you want to encourage people to spend time in and enjoy the benefits of our central core as opposed to patronizing the on-ramps and off-ramps of the Spaulding Turnpike?

Right now there isn't a lot of available space within the immediate downtown to expand. The waterfront is a perfect location to meet the future needs of the city, but it's a one-time opportunity---once you have filled the area with housing (which the rezoning committee says we have too much of...) there is no going back.

I hope the City will be willing to take a second look at our planning and decision-making process while you still have the opportunity.