

CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

REVISED

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

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- February 26, 2019 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for First Street at Garrison, LLC, Assessor's Map 6, Lots 3-1 & 9, zoned CBD-General, located at First Street. (Proposal is to allow 68% of frontage build out where 70% is required, allow proposed buildings with combined footprint of 31,673 sq. ft. resulting in a lot coverage of 37% where 75% is required and allow a fence to be installed along retaining wall where a street wall is required). *(P18-23)
- B. Consideration and acceptance of a Site Review for First Street at Garrison, LLC, Assessor's Map 6, Lots 3-1 & 9, zoned CBD-General, located at First Street. (Proposal is to re-use the existing building and construct three new buildings. The proposed 5 story building would have 24 two bedroom units and 8 one bedroom units also containing 3,729 sq. ft. of commercial space and 6 covered parking spaces. The second building would contain 3 one bedroom units and the third building containing 2 one bedroom units. Proposed onsite are 48 open air parking spaces). *(P18-25)
- C. Consideration and acceptance of a Conditional Use Permit for Michael & Sandra Hodge, Assessor's Map 25, Lot 66-1, zoned R-12, located at 1 Deer Creek Run. (Proposal is to gain relief from a wetland setback to accommodate a two car garage addition to current house). *(P19-13)
- D. Consideration and acceptance of a Lot Line Adjustment for the City of Dover, Assessor's Map 22, Lots 1 & 42, zoned CWD, located at 31 River Street and Towne Drive. *(P19-18)
- E. Consideration and acceptance of an Amendment to the conditions for a previously approved Subdivision Plan (07/25/17) for Scott M. Coughlin, Assessor's Map I, Lot 94B-2, zoned, zoned R-40, and located at 5 Hidden Valley Drive. (Proposal is to change the location of the driveway from Piscataqua Road to Hidden Valley Drive. This amendment was previously approved but expired before conditions of approval were met). *(P17-41B)
- F. Consideration and acceptance of an Amendment to a previously approved Site Plan (11/17/16) for Summit Land Development (Owner: 7th South LLC), Assessor's Map 15, Lot 4, zoned B-5, located at 14 Central Avenue. (Amended proposal is to construct a 2,400 sq. ft. eating and drinking establishment). *(P16-24B)

5. STAFF COMMENT

6. MEMBER COMMENTS

7. ADJOURNMENT

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



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Council Chamber's 288 Central Avenue
Meeting Date: **Tuesday, February 26, 2019**
Meeting Time: **7:00 pm**

Members Present: Gina Cruikshank (Chair), Dave White, Lee Skinner, Tristan Donovan (Vice Chair), Dennis Ciotti (Councilor), Hayley Harmon, Dave Landry, Jackson Kaspari (Alternate), Matt Sullivan (Alternate), James Burdin (Alternate), Frank Torr,

Members Not Present: Tom Clark

Staff Present: Christopher Parker, Assistant City Manager

The Chair called the meeting to order at 7:00 pm. and stated J. Burdin will vote for T. Clark.

1. CITIZENS' FORUM

Citizens Forum Open. No One Spoke Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- February 12, 2019 Regular Meeting Minutes

Motion: T. Donovan made a motion to approve the minutes as amended. Seconded by D. Landry. Vote: U/A. Change is to remove Jackson Kaspari from the attendees.

3. OLD BUSINESS

A. Update of proposed revisions to Architectural Design Guidelines in the CBD

C. Parker gave an overview of the work completed since January and reviewed the district tables highlighting new solar and green roof component regulations. He asked the Board to review and send comments to him.

D. Landry asked some clarifying questions about having a building right on a rear property line, 100% lot coverage and parking. Send comments and edits to C. Parker.

L. Skinner expressed an interest in changing that zero square footage to five feet at the next opportunity. He also believes the applicants will come in with all kinds of reasons why solar and green roofing requirements can't be met. The Board should think about what we can do to really make the requirements stick. Some areas of the document list the word encourage. He wants to look into what can be done to improve enforcement.

D. Ciotti has concerns about the five-year parking lease being too short.

B. Public Hearing, consideration and possible vote 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 located under City Documents & View Current City Reports.

C. Parker summarized the proposals and suggested to hold a public hearing and potentially adopt them tonight.

Public Hearing Open. No One Spoke Public Hearing Closed.



DOVER PLANNING BOARD – MINUTES

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

Motion: J. Burdin made a motion to approve the amendments. Seconded by D. Ciotti. Vote: U/A.

- C. Public Hearing, consideration and possible vote 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 located under City Documents & View Current City Reports.

C. Parker summarized the proposals and clarified the landscaping was adopted last year in the site regulations.

Public Hearing Open. No One Spoke Public Hearing Closed.

Motion: H. Harmon made a motion to approve the amendments. Seconded by D. Landry. Vote: U/A.

4. NEW BUSINESS

- A. Consideration and acceptance of a Conditional Use Permit for Lisa Roseberry & Richard Naimark & David Schmidt, Assessor's Map 31, Lot 47, zoned CBD-Residential, located at 20-22 Fifth Street. (Proposal is to allow psychiatric office on first floor of existing residential duplex). *(P19-15)

C. Parker explained that applicant has applied for a Conditional Use Permit for relief to allow a psychiatric office on the first floor of an existing duplex. There is an existing psychiatric office located on the abutting property. Professional services and offices are permitted via a CUP in the Residential sub-district.

The applicant submitted a narrative explaining how they meet the criteria of 170-20.B(2).

There are no changes being proposed to the exterior of the building other than the building being painted in the spring.

David Schmidt, Lee NH, owner reviewed the proposed use. He and Richard Naimark currently work in the building next door at 16 and 18 Fifth St. The business is busy, and they are planning on leaving those offices open at that location. They also have a business for treatment of depression currently located within the 18 Fifth St. office. They want to move that into the first floor of 22 Fifth St. which is one side of the duplex. The upper two floors of that unit would become a residential apartment. There's no plan of expansion of the business. Should be no extra traffic. The clients are already coming to that area. Parking would be off-street.

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

Public hearing opened.

Pam Sawyer, 38 Fifth St. can't see how they're going to fit eight parking spots there and those won't be enough for employees and clients. She wondered how many clients per hour will be there. It's a very tight road. The sidewalks are in terrible shape and need to be repaved.

Public Hearing closed.



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
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C. Parker addressed sidewalks on Fifth street. There is a three-year plan to get those fixed along with drainage and water line. It was going to be done earlier, but the trees were an issue to be discussed. There are plans in the works and he will be in touch with the abutter to give her more info.

David Schmidt, Lee NH addressed concerns. He clarified he is not starting a new business. It's already operating out of 18 Fifth St. They may add parking spaces to the side and back of the house if needed. The barn on the property will probably be torn down which will add more space. The current business has no off-street parking options. This business will be a private business owned by Mr. Schmidt and Mr. Naimark. They could at least move their cars onto this property along with the two patients per hour at the new location which will free up some street spaces. There will be three total employees at 22 Fifth St who are currently parking on the street while working at the first location.

D. Ciotti had some concerns about parking.

J. Kaspari has experience using that driveway and those spaces. He doesn't think eight spaces will fit. Parking will need to be addressed.

M. Sullivan also expressed concerns about the parking available.

STAFF RECOMMENDATION:

Chapter 170-20-B of the City Code provides for relief from the requirements of the Central Business District zone by the Planning Board. The Planning Department believes this plan is consistent with those provisions and recommends that the Planning Board vote to grant the Conditional Use Permit with the following conditions:

Conditions to Be Met Prior to Issuance of a Permit:

1. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.
2. Parking layout will be reviewed and approved by the Technical Review Committee.

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

5. STAFF COMMENTS

- TRC: The Little Bay Marina Project, both First Street projects, project on Abbot Street, and a project on Prebble Street.
- DHA Board approved the Waterfront term sheet. The Council is reviewing now.
- The 25th Annual Spring Planning and Zoning Conference will be held on Saturday, June 1, 2019, at the Grappone Conference Center in Concord, NH. Information will follow.
- Regarding the Old Courthouse, C. Parker thanked the community that has reached out with questions about the process. He discussed parking which is being researched. Probably half of the spaces will be allowed to be permitted leaving plenty available for one-off users. The building will be assessed impact fees. There's about 1% vacancy rate in the City for residential.
- Discussed private property rights and the role the Planning Board plays.
- At D. Landry's request, C. Parker updated the board on last week's applications to the ZBA.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

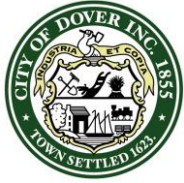
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6. MEMBER COMMENTS

D. Ciotti confirmed Fifth street is in the plans for sidewalk/road work in two years for planning and three years for construction.

7. ADJOURNMENT

Motion: L. Skinner made a motion to adjourn at 8:13 pm. Seconded by F. Torr. Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-23

Application Type: Conditional Use Permit
Applicant(s): First Street at Garrison, LLC
Owner(s): First Street at Garrison, LLC
Location: First Street (Tax Map 6, Lots 3-1 and 9)
Meeting Date: March 12, 2019

INTENT: To obtain a Conditional Use Permit to allow 37% lot coverage where 75% is required, 68% frontage build out where 70% is required and to allow a wrought iron fence to be used where a street wall is required.

LOTS/UNITS PROPOSED: 37 residential, 3,729 sq. ft. commercial

AGENDA ITEM #: 4-C

ACREAGE: 0.73 acre and 0.41 acre

ZONING DISTRICT: CBD - General

EXISTING LAND USE:
Commercial building/Parking Lot

PROPOSED LAND USE: Mixed Use building, Commercial building, residential building

SURROUNDING LAND USE:
Residential, commercial, mixed use, Public Park, assembly hall, Transportation Center

ZBA ACTION: None

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
-Conditional Use Permit

WAIVERS REQUESTED: None

Background

The applicant is requesting to site plan approval for phase II of the development along the Cochecho River, which began in 2014. In designing the site, the buildings cover a significant portion of the frontage, as required, however relief is required. Additional relief is required for the lot coverage, to ensure proper onsite traffic flow and parking for customers.

Finally, to be consistent with Phase I where a fence was installed, the applicant seeks to use a wrought iron fence along the retaining wall along First and Chestnut Streets

This application was reviewed by the Technical Review Committee in June of 2018 and again February 7, 2019 (minutes attached).

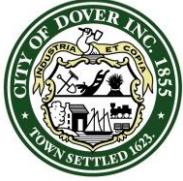
Consistency with Land Use Regulations

The CBD-General Overlay table requires a minimum lot coverage of 75% and a minimum frontage build out of 70% and for only commercial uses to be on the ground floor. Since the applicant is not proposing a building which meets those requirements, a Conditional Use Permit is required. If this property were in any other zone, a variance would be required, however the CBD reliefs are provided by the Planning Board, rather than the Zoning Board.

Chapter 170-20-B(1) 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 following standards:

- (a) That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTs OF WAY as CIVIC SPACES.
- (b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.
- (c) That the design of STREETs and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.
- (d) That architecture and landscape design shall grow from local climate, topography, history, and BUILDING practice.
- (e) That BUILDINGS shall provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- (f) That CIVIC BUILDINGS and public gathering places shall be provided as locations that reinforce community identity and activity.
- (g) That CIVIC BUILDINGS shall be distinctive and appropriate to a role more important than the other BUILDINGS that constitute the fabric of the city.

Summary of Request and



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-23

Application Type: Conditional Use Permit
Applicant(s): First Street at Garrison, LLC
Owner(s): First Street at Garrison, LLC
Location: First Street (Tax Map 6, Lots 3-1 and 9)
Meeting Date: March 12, 2019

- (i) That the harmonious and orderly evolution of urban areas shall be advanced by the proposed BUILDING and/or use.

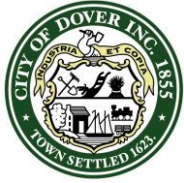
Considering their reasoning provided in the table attached to the application, the Conditional Use Permit request meet these requirements.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to approve the Conditional Use Permits with the following conditions as it meets the criteria of the CUP:

1. 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).

- (h) That the preservation and renewal of historic BUILDINGs shall be facilitated.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-25

Application Type: Site Review for Review
Applicant(s): First Street at Garrison, LLC
Owner(s): First Street at Garrison, LLC
Location: First Street (Tax Map 6, Lots 3-1 and 9)
Meeting Date: March 12, 2019

INTENT: To re-use the existing building and construct one new building with 24 two bedroom units and 8 one bedroom units also containing 3,729 sq. ft. of commercial space plus two smaller buildings with a total of 5 one bedroom units and 54 proposed parking spaces. CUP applications will also appear before the Planning Board.

LOTS/UNITS PROPOSED: 37 residential, 3,729 sq. ft. commercial

AGENDA ITEM #: 4-B

ACREAGE: 0.73 acre and 0.41 acre

ZONING DISTRICT: CBD - General

EXISTING LAND USE:
Commercial building/Parking Lot

PROPOSED LAND USE: Mixed Use building, Commercial building, residential building

SURROUNDING LAND USE:
Residential, commercial, mixed use, Public Park, assembly hall, Transportation Center

ZBA ACTION: None

ATTACHMENTS: Application materials, TRC minutes, and Site Plan

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
-Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting to site plan approval for phase II of the development along the Cochecho River, which began in 2014. It will construct a mixed use building with commercial on the first floor and limited in building parking, along with residential units above. The existing surface parking lot around 24 Chestnut Street will be enhanced and two smaller residential buildings along the Cochecho River will be created.

The plan enhances the walkway from Chestnut Street through the site to connect with the sidewalk enhancements along First Street the developer created with the Phase I project. 54 parking spaces are on site, with an additional 30 spaces within the Dover Transportation Center lot.

This application was reviewed by the Technical Review Committee in June of 2018 and again February 7, 2019 (minutes attached).

Consistency with Land Use Regulations

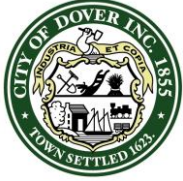
Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior Signing of Plans:

1. The conditional use permit (P18-23) shall be approved.
2. The applicant shall provide:
 - a. A digital version of plan set
 - b. Reciprocal access easements for First Street at Garrison, LLC and First Street at Chestnut, LLC
 - c. Letter from Eversource regarding ability to provide service
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. Include all sheets in one set.
 - d. Revise the elevations to indicate materials for garage doors
 - e. Add a note relative to the reciprocal access easements
 - f. Add a note that any roof mounted mechanicals will be screened, and that the roof will not be publicly accessible
 - g. Revise note C19 on Sheet 5 to refer to sheet 15 for details
 - h. Revise note 34 on Sheet 3 to include NH RSA 155-A;5
 - i. Revise all notes relative to retaining walls to read 48" not 74"
 - j. On Sheet 7 update the location of electrical and gas service



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P18-25

Application Type: Site Review for Review
Applicant(s): First Street at Garrison, LLC
Owner(s): First Street at Garrison, LLC
Location: First Street (Tax Map 6, Lots 3-1 and 9)
Meeting Date: March 12, 2019

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. Determine whether it will be a lot line adjustment plan or easement plan, with the City, for the Chestnut Street sidewalk that is upon the parcel.
7. 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:

8. Contribute a third of the cost of adding a crosswalk, tip downs and ped light at the southerly leg of the Chestnut and First St light.
9. Complete either a lot line adjustment plan or easement plan, with the City, for the Chestnut Street sidewalk that is upon the parcel.
10. Issuance of a certificate of occupancy.
11. Impact fees shall be paid per the invoice included with the Notice of Decision.
12. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.



City of Dover, New Hampshire SITE REVIEW APPLICATION

*REVISED 1/9/19

[Revision Date: April 02, 2018]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: FIRST STREET AT GARRISON, LLC Telephone # 740-0000

Address of Applicant: 466 CENTRAL AVE, STE 12 DOVER, NH 03820

E-Mail Address: _____

Name of Property Owner (if different from applicant): FIRST STREET AT Telephone # 740-0000
CHESTNUT, LLC

Address of Property Owner: 466 CENTRAL AVE, STE 12 DOVER, NH 03820

PROPERTY INFORMATION

Address of Property: FIRST STREET

Assessor's Map # 6 Lot(s) # 3-1 & 9

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

Size of Parcel: ^{6/3-1} 28,188 sq. ft. .65 ac. Property Deed: Book 4228 Page: 707
^{6/9} 21,204 .49 4424 295

Existing Use of Property: 6/3-1 - VACANT / PARKING LOT
6/9 - OFFICE BUILDING WITH PARKING

SITE PLAN INFORMATION

Describe Proposed Use: MIXED USE - RESIDENTIAL & COMMERCIAL SPACE

Area of Parcel to be Developed: LOT 6/3-1 + 6/9 COMBINED = 49,392 sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: ^{*} 24 - 2 BEDROOM UNITS
^{**} 13 - 1 BEDROOM UNITS
^{**} BUILDINGS PROPOSED = 3 NEW ^{*} 3729 S.F. COMMERCIAL SPACE

Number of Parking Spaces: Existing 50 +/- Proposed 54

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

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

Disposition of Parcel:

Building Setbacks:

Building Footprint 9930 sq. ft.

Front Yard 14.8 ft.

Total Building Area 44,916 sq. ft.

Rear Yard 50 +/- ft.

Paved Area "NEW" 0 sq. ft.

Side Yard: Right 12 ft. Left 14 ft.

City Water? ☒ Yes ☐ NoHow far is city water from the property? IN FIRST STREETCity Sewer? ☒ Yes ☐ NoHow far is city sewer from the property? ON PROPERTY**BUILDING INFORMATION**Type of Building to be Built: STEEL / WOOD FRAME WITH MASONRY EXTERIORHeight of Building: 1-5 STORY, 2-13/4 STORY Finished Floor Elevation: 47.3 / 47.5Number of Seats (where applicable) N/AEstimated value of construction: 5.5 MIL Refuse removal: Public/Private (circle one)**WAIVER REQUESTS**

Site Review Regulations section(s) to be waived: _____

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

SURVEYOR INFORMATIONName of Surveyor and Company (Licensed in N.H.) MCENEANEY SURVEY ASSOCIATESAddress 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911Professional License #: KEVIN MCENEANEY E-mail address: kevin@surveynh.com
NH LLS 661**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) CIVILWORKS NEW ENGLANDAddress 181 WATSON ROAD DOVER, NH 03820 Telephone #: 749-0443Professional License #: STEVE HAIGHT E-mail address: shaight@civilworksne.com
NH CE 7978**SIGNATURES**

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

Signature of Property Owner: Kevin McEnaney Date: 11/16/19

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

Signature of Agent: _____

Date: 1/16/19**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: 1/16/19**AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY**

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

Signature of Property Owner: _____

Date: 1/16/19

Signature of Applicant (if different from owner): _____

Date: _____

CERTIFICATION OF FEES

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

Signature of Property Owner: _____

Date: 1/16/19

Signature of Applicant (if different from owner): _____

Date: _____

CITY OF DOVER SITE REVIEW LIST OF ABUTTERS

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

Owner: (S)

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
60	3-1 + 9	FIRST ST. AT CHESTNUT, LLC	416 CENTRAL AVE, STE 12 DOVER, NH

Applicant (if different from owner): FIRST ST. AT GARRISON, LLC SAME ADDRESS 03820

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
KEVIN McEWANEY	McEWANEY SURVEY ASSOCIATES	24 CHESTNUT ST. DOVER, NH 03820
STEVE HAIGHT	CIVILWORKS NEW ENGLAND	181 WATSON RD. DOVER, NH 03820

Conservation Easement Holder: —

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

FIRST STREET AT GARRISON, LLC
&
FIRST STREET AT CHESTNUT, LLC

SITE REVIEW APPLICATION

6/12/18*

* Revised 8/15/18

* Revised 1/9/19

BUILDING COMPOSITION SUMMARY

The project will consist of 3 new buildings with the following composition:

Larger building, located between 100 First Street and 24 Chestnut Street buildings:

24	2 Bedroom Units
8	1 Bedroom Units
3729 s. f.	Commercial Space

Smaller buildings, located along the Cochecho River:

5	1 Bedroom Units
---	-----------------

Total Units: 24 - 2 Bedroom Units, 13 - 1 Bedroom Units, 3729 s. f. Commercial Space

* NEW PARKING CONFIGURATION

6 spaces located on the first floor of the larger building.

48 surface spaces located around the 24 Chestnut Street building and along First Street.

Total proposed parking spaces: 54 (including 3 handicap spaces)



City of Dover, New Hampshire

SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 25, 2018]

This site plan review checklist, as required by Chapter 149-6-B(2), should be completed by the applicant. It is intended to assist the applicant in the planning process of preparing a Site Plan Review application for Planning Board action. The size of the project will determine the types of information required for review, therefore, a **pre-application conference** with the Planning Department to determine the list of items that must be completed is strongly encouraged.

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

The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan Review Regulations for full details.

APPLICANT: FIRST STREET AT GARRISON, LLC File Number: _____

PROJECT TITLE: RIVERS MARK

PROPERTY LOCATION: FIRST STREET Tax Map: 6 Lot: 3-1

	Explain How Provided	Reviewed
1. Completed and signed Application form	SUBMITTED	
2. Electronic copy of the engineered/surveyed plan layout	SUBMITTED	
3. Electronic copy of supplementary materials and application	SUBMITTED	
4. Traffic Impact Assessment and Analysis (Standard or Advanced)	SUBMITTED	
5. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
6. Conditional Use Permit applications	SUBMITTED	
7. A colored rendering of the streetscape that will be created along the existing public right-of-way	IN PROGRESS	
8. A colored architectural plan showing all sides of buildings	SUBMITTED	
9. List of all professional agents to be notified for Planning Board	SUBMITTED	
10. Letter to Serve from Public and Private Utilities		
11. Eight folded copies of site plan w/scale of not less than 1"=50' or 1"=100' for larger site plans, for TRC. Plans shall contain the following items as appropriate:	SUBMITTED	
Location map at appropriate scale	SHEET 1	
Proposed Project name and title and Planning File #	SHEET 1	
Date, north arrow and scale	SHEETS 2-8	
Names of all abutting property owners	SHEET 1	
Name and address of owners and/or applicants	SHEET 1	
Signature & stamp of NH licensed land surveyor and/or engineer	ALL SHEETS	
Zoning District boundaries, including any special or overlay districts	SHEET 2	
Location of Conservation District areas	NONE	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	SHEETS 2-8	
Location and widths of existing & proposed easements & right of ways	SHEETS 2-8	
Depict pedestrian walkways and accessible access	SHEETS 2-8	
Location and width of existing and proposed access/egress ways	SHEETS 2-8	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	SHEETS 2-8	
	Explain How Provided	Reviewed

Existing and proposed topographic information at two foot intervals	SHEETS 2, 5, 6	
Existing and proposed buildings and structure locations	SHEETS 4-8	
Minimum building setbacks or build to lines on all lots	SHEET 2	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	SHEETS 2-7	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	SHEETS 2-7	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	SHEETS 2-7	
Existing and proposed stormwater lines and facilities	SHEETS 2-7	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	SHEET 9	
Location of Flood Hazard Zone	SHEET 2	
Location of all bodies of water and watercourses	SHEETS 2-8	
Location of wetlands and buffers	NONE	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	SHEET 1	
Existing natural features and/or significant vegetation on property	SHEETS 2-8	
Depict existing contours up to 100 ft. beyond project limits	N/A	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	IN PROGRESS	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	SHEET 5	
Location, material and size of existing and proposed pavement area	SHEET 5	
Location of proposed fire lanes	SHEET 5	
Specify finished floor elevations of buildings	SHEET 5	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	SHEET 5	
Depict all service, storage, loading bays and utility areas	SHEET 5	
All applicable Dover Common Site Plan notes	SHEET 3	
12. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	SHEET 6	
Stormwater Management System Operation and Maintenance Plan	SUBMITTED, EMAILED	
Erosion and Sedimentation Control Plan		
Landscape Operation and Maintenance Plan		
Proposed restrictive covenants or homeowners association documents		
Dates and permit numbers of all required state and federal permits		
If wetland buffer, indicate placards locations, as applicable		
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs		
Location of proposed drive-in facilities		
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required		

REVIEWED BY: _____ DATE _____ TRC DATE _____



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: FIRST STREET AT GARRISON, LLC Telephone # 742-0911

Address of Applicant: 4142 CENTRAL AVE., STE 12 DOVER, NH 03820

E-Mail Address: _____

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 3-1

Address of Property: FIRST STREET

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

Existing Use of Property: VACANT / PARKING LOT

CONDITIONAL USE PERMIT INFORMATION

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

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

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

RELIEF FROM MINIMUM LOT COVERAGE - SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE

Name of Professional That Prepared Plans: Mc ENEANEY SURVEY ASSOCIATES, INC

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: KEVIN Mc ENEANEY E-mail address: Kevin@Surveynh.com
NH LLS 661

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.

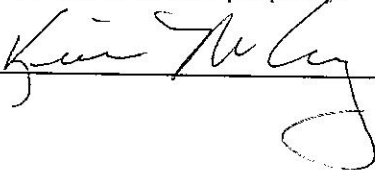
Signature of Property Owner:  Date: 1/16/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 1/16/19

RIVERS MARK - FIRST STREET

Tax Map 6, Lot 3-1

NARRATIVE

for

Conditional Use Permit Application

1/9/19

Zoning Ordinance: Article IV, Chapter 170-12 : Applicability of Table of Use and Dimensional Regulations by District.

B. "The minimum regulations for LOT SIZE, LOT FRONTAGE, BUILDING SETBACK standards for front, side and rear yards, BUILDING HEIGHTS, and LOT COVERAGE shall be as specified in the Table of Use and Dimensional Regulations by District."

Per the Tables of Use and Dimensional Regulations for the Central Business District (CBD) "General", the minimum LOT COVERAGE requirement is 75% and refers to building only, but due to the awkward lot shape, the existing sewer lines crossing the lot, and the need to provide on-site parking and travel ways, we are unable to comply with this requirement. The overall lot will be substantially developed with other components, such as utilities, parking, travel ways, walkways, and landscaping. The proposed buildings have a combined footprint of 9,930 s.f., resulting in a LOT COVERAGE of 35%.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: FIRST STREET AT GARRISON, LLC Telephone # 742-0911

Address of Applicant: 466 CENTRAL AVE. STE 12 DOVER, NH 03820

E-Mail Address: _____

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 3-1

Address of Property: FIRST STREET

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

Existing Use of Property: VACANT / PARKING LOT

CONDITIONAL USE PERMIT INFORMATION

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

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

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

RELIEF FROM MINIMUM FRONTAGE BUILD OUT - SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE

Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES, INC.

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: KEVIN MCENEANEY E-mail address: kevin@surveynh.com
NH LLS 661

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: Kevin McEaney Date: 1/16/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner: Kevin McEaney Date: 1/16/19

RIVERS MARK - FIRST STREET

Tax Map 6, Lot 3-1

NARRATIVE

for

Conditional Use Permit Application

1/9/19

**Zoning Ordinance: Article IV, Chapter 170-12 : Applicability of Table of Use and
Dimensional Regulations by District.**

B. "The minimum regulations for LOT SIZE, LOT FRONTAGE, BUILDING SETBACK standards for front, side and rear yards, BUILDING HEIGHTS, and LOT COVERAGE shall be as specified in the Table of Use and Dimensional Regulations by District."

Per the Table of Use and Dimensional Regulations for the Central Business District (CBD) - General, the minimum requirement for FRONTAGE BUILD OUT is 70%. Due to the need to provide access ways, a side courtyard, access to the commercial space and the fact that the westerly frontage along First Street extends in front of the abutting building at 24 Chestnut Street, we are not able to meet this requirement. The primary building being proposed does provide 57% of FRONTAGE BUILD OUT on First Street.



City of Dover, New Hampshire CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: FIRST STREET AT GARRISON, LLC Telephone # 742-0911

Address of Applicant: 4106 CENTRAL AVE, STE 12 DOVER, NH 03820

E-Mail Address: _____

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

Address of Property Owner: SAME

PROPERTY INFORMATION

Assessor's Map # 6 Lot(s) # 3-1

Address of Property: FIRST STREET

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

Existing Use of Property: VACANT / PARKING LOT

CONDITIONAL USE PERMIT INFORMATION

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

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

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

RELIEF FROM STREET WALL - SEE ATTACHED NARRATIVE

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: NONE

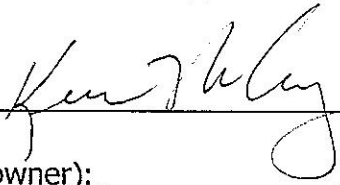
Name of Professional That Prepared Plans: MCENEANEY SURVEY ASSOCIATES, INC.

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: KEVIN MCENEANEY E-mail address: kevin@surveynh.com
NH LLS 661

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.

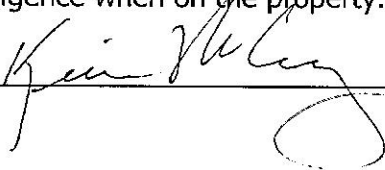
Signature of Property Owner:  Date: 1/16/19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

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

Signature of Property Owner:  Date: 1/16/19

RIVERS MARK - FIRST STREET

Tax Map 6, Lot 9

NARRATIVE

for

Conditional Use Permit Application

1/9/19

Zoning Ordinance: Article VI, Chapter 170-20 F. (4) STREET WALLS

(a) "STREET WALLS establish a clear edge to the STREET in locations where the BUILDINGS do not. The CBD requirements include masonry walls that define outdoor spaces and separate the STREET from the private realm (parking lots, trash cans, gardens, and equipment). All STREET WALLS facades shall be as carefully designed as the BUILDING facade, with the finished side out, i.e. the "better" side facing the STREET."

We are seeking relief from this ordinance to allow a fence to be installed along the retaining wall on Chestnut and First Streets where a street wall is required. The fence will be of a black coated metal, or similar material, in a "wrought iron" style. The use of a "wrought iron" style fence versus a masonry street wall accomplishes the intent of the Ordinance while allowing us to match the building architectural look.

Zoning Ordinance: Article VI, Chapter 170-20 Central Business District Regulations

B. Conditional Use Permit

- (1) Conditional Use approval for relief from the standards herein may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing demonstrates the proposed project complies with the following standards:

(a) That both public and private BUILDINGS and landscaping shall contribute to the physical definition of RIGHTS OF WAY as CIVIC SPACES.

The substitution of an attractive "wrought iron" style fence in place of a masonry street wall satisfies the spirit and intent of the Ordinance by defining the street RIGHT OF WAY. The fence will provide a physical break between the CIVIC SPACE and the private property.

(b) That development shall adequately accommodate automobiles, while respecting the pedestrian and the spatial form of public areas.

The introduction of the fence does not impede the vehicular flow, while separating the pedestrian use from the parking area.

(c) That the design of streets and BUILDINGS shall reinforce safe environments, but not at the expense of accessibility.

The introduction of the fence provides a safety barrier between the pedestrians and automobiles in an attractive and architecturally pleasing way.

(d) - (i) Not applicable.

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
6	3-1	FIRST STREET AT GARRISON LLC	466 CENTRAL AVE STE 12 DOVER, NH 03820

Applicant (if different from owner): SAME

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
KEVIN McENEANEY	McENEANEY SURVEY ASSOCIATES	24 CHESTNUT ST. DOVER, NH 03820
STEVE HAIGHT	CIVILWORKS NEW ENGLAND	181 WATSON ROAD DOVER, NH 03820

Conservation Easement Holder: NONE

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

This file:

AutoCAD Civil Projects\1924\DOCS\CITY OF DOVER TECHNICAL REVIEW COMMITTEE MINUTES 2019-02-08.docx

Markup notes from file: 2019.02.07_PlanningTechnicalReviewCommittee.First Street Garrison.pdf

Document Created by: Planning Department 2019.02.07_PlanningTechnicalReviewCommittee.

First Street Garrison Document Posted on: February 7, 2019

TECHNICAL REVIEW COMMITTEE MINUTES - P18-25

Application Type: Site Plan Review

Applicant(s): First Street at Garrison, LLC

Owner(s): First Street at Chestnut, LLC

Location: First Street (Tax Map 6, Lots 3-1 and 9)

Date: February 7, 2019

INTENT: To re-use the existing building and construct one new building with 24 two bedroom units and 8 one bedroom units also containing 3,729 sq. ft. of commercial space plus two smaller buildings with a total of 5 one bedroom units and 54 proposed parking spaces. CUP applications will also appear before the Planning Board.

LOTS/UNITS PROPOSED: 37 residential, 3,729 sq. ft. commercial

AGENDA ITEM #: 1

ACREAGE: 0.73 acre and 0.41 acre

ZONING DISTRICT: CBD - General

EXISTING LAND USE: Commercial, parking lot

SURROUNDING LAND USE: Residential, commercial, mixed use, public park, assembly hall, Transportation Center

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permits (street wall, minimum frontage build-out, minimum lot coverage)

WAIVERS REQUESTED: None

Planning Comments:

- Water and Sewer Investment fees **Understood.**
- Only units with commercial underneath them will qualify for lesser residential-over-commercial impacts fees **Understood.**
- Where will mail be located? **In lobby.**
- Please provide reciprocal access easements for First Street at Garrison, LLC and First Street at Chestnut, LLC **To be submitted.**
- Please revise application to include:
 - Letter from Eversource regarding ability to provide service **In process.**
 - Building materials on elevations for all sides of all buildings that matches floor plans and streetscape **See building submitted elevations.**
 - Floor plans for all floors **Submitted.**
 - Streetscape that meets the regulations **See Landscape Plan.**
- Please revise plan set to:
 - Address Eversource concerns **In process.**
 - Include full landscape plan; note that regulations were recently amended **See Landscape Plan.**
 - Note what is provided to meet zoning requirements of CBD **Sheet 3, Note 1.**
 - Indicate brick sidewalk on plan view on sheet 5 **Hatching added to existing brick sidewalk.**
 - Add screening around transformers to the satisfaction of the Assistant City Manager
 - Provide dumpster screening detail **Sheet 10, added details for dumpster slab and gate.**
 - Provide walkway to Chestnut Street from all buildings **Sheet 5**
 - Provide benches, trash and recycling receptacles, and bike rack **Added "recycling container" to note 61, Sheet 3; Added bike rack to Sheet 5 (a parking space #1). See also Landscape Plan.**
 - Engineer, LLS, and Landscape architect to sign and stamp final plan set **Understood.**
 - Include a lot line adjustment plan or easement plan for the Chestnut Street sidewalk that is over your parcel. **To be done at a later date. Discussions underway with Chris Parker.**
 - Show cross access easement between properties **To be submitted.**
 - Note drainage easement near Chestnut Street **Sheet 5.**
 - Note signage noting visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer. **Sheet 3, note 63.**

Police Department Comments:

- Show the proposed traffic flow on site **Arrows added to sheet 5.**
- Updated Traffic Assessment/Analysis (pp.2-3) should reflect Chestnut Street's new lane designations (no longer two lanes each direction) **Discussions with Chris Parker.**
- Provide pedestrian connection - integrated with existing traffic signal - on the south side of the Chestnut/First intersection – to help access potential public parking supply on westerly side of Chestnut Street bridge **Discussions with Chris Parker.**
- Review feasibility of converting westerly side of Chestnut Street bridge to angle parking
- Most plan sheets are 1:15 scale, consider amending to 1:10 or 1:20 **See Sheet 15.**

Fire/Inspections Comments:

- Plans shall be reviewed for compliance with accessibility requirements in accordance with State building code, (IBC, ANSI A117.1) and all other applicable accessibility regulations **Done.**
- Plans shall include a handrail detail for the stairways in accordance with applicable accessibility regulations. **Added detail to Sheet 12.**
- Accessible parking spaces shall be marked with the applicable signage. Place signage details on plan set. **Added sign locations to Sheet 5, added detail to Sheet 12.**
- Clarify the location of the accessible parking for the three new structures. **6 / 3-1, one space at First Street side of building and one space inside of garage; 6 / 9, two spaces along Chestnut Street side of building.**
- Provide a location of the accessible dwelling units for the project. **Unit 206.**
- 24 Chestnut Street parking lot does not appear to provide the minimum number of 2 accessible parking spaces per IBC. **Added accessible space symbol to one additional space.**
- Plans shall contain a statement the design has been reviewed for compliance w/ accessibility regulations and meets adopted accessibility regulations in accordance as well as NH RSA 155-A:5 **See Sheet 3, Note 34.**
- Discuss location of electrical service and gas service on sheet 7 **Discussion underway with Jim Maxfield.**
- Architectural elevation plan A .20 does not appear to meet floor plan A 1.1 (i.e. door layout, balconies, North wall building alignment). **A2.0 matches A1.0.**
- Clarify location of standby power source. If installed on roof, need to screen inside building or on roof. **Generator on roof.**
- Provide elevation plans for all sides of each building. **See submitted elevation plans.**
- Clarify if there is public access to the roof. **No public access.**
- Provide a note on the plan indicating retaining walls 4' or higher will require a building permit **Sheet 3, added note 64; sheet 5, sequence C7, added note; sheet 11, added note to retaining wall detail.**
- Think about ventilation on first floor for commercial uses **See interior chase on floor plans.**

Engineering Comments:

- Where is the water service to the existing building?
Water service is located from main within First Street, entering building at midpoint ±.
- Show more detail on where the water service will tie into Chestnut St
Sheet 7, added approximate location of 12" DI Watermain, added 12" x 6" tapping sleeve with gate valve and thrust block at proposed service.
- Replace the existing catchbasin 6667 with a deep sump cb with a hood.
Revised on Sheet 6, all proposed catch basins to be deep sump cb with a hood.
- Sprinkler service separate from domestic water
Sheet 7, show separate services with water shut-off valve.
- Tip down by Cottage needs to move **Rotated pad to add tactile mat on driveway side, Sheet 5.**
- Show drainage on utility plan **Added to Sheet 7.**

Economic Development Comments:

- Looking for update cottage rendering **Updated renderings submitted.**

Planning Board Comments:

- Was demolishing or adding on to 24 Chestnut Street considered by the applicant? **No.**
- First phase landscaping needs to be completed. **First Phase landscaping is complete.**
- What are plans for signage? **Sheet 5, three accessible signs (two wall mounted to 24 Chestnut Street, one on removable bollard) and five “No parking Fire Lane” signs (wall mounted to 24 Chestnut Street).**
- Make sure architectural renderings are accurate. **Updated renderings submitted.**
- Snow removal plan **Sheet 5, two locations are shown.**
- Show landscaping for all buildings **See Landscape Plan.**

Next Steps:

- Come back for an unofficial second TRC when plans have been revised and then submit to be on the March 12 PB meeting.

CIVILWORKS NEW ENGLAND

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

January 17, 2019

McEneaney Survey Associates
P.O. Box 681
Dover, NH 03821

Attn: Kevin McEneaney, L.L.S.

Re: Stormwater Management Letter
Rivers Mark Multi-Use Facility
Tax Map 6, Lot No. 3-1 & 9
Dover, NH

Our Reference No. 1423

Dear Kevin,

In regards to the stormwater management for the proposed Rivers Mark Multi-Use Facility we assert the following recommendations:

- 1) The project consists of Tax Map 06 Lots 3-1 & 9. The total combined area of the project area is 1.14 ac.
- 2) The majority of lots 3-1 and 9 currently consist of asphalt parking, and existing building, and other impervious improvements within the site.
- 3) The existing impervious area for the project area is 31,730 SF and the proposed impervious area is 29,723 SF; a decrease of 2,007 SF of impervious area.
- 4) There is currently no treatment for stormwater located on the existing parcels.
- 5) The proposed conditions call for the project to utilize porous pavement and permeable pavers to treat onsite stormwater. Total area of treatment is 8,849 SF.
- 6) Stormwater runoff from the site will be reduced due to the reduction of impervious area and the significant use of porous pavement and paver sections.

CIVILWORKS NEW ENGLAND

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

It is our opinion that the proposed site development will not increase stormwater flows that are presently generated from this site due to the reduction of impervious area, the use of porous pavement and the use of permeable pavers.

Please let us know if you have any further questions or concerns.

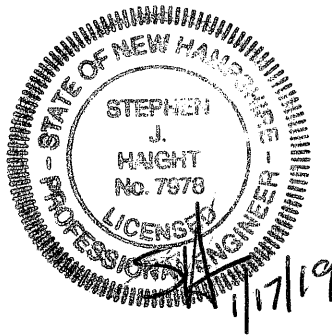
With Best Regards,

Civilworks New England



Stephen J. Haight, PE

Cc: MMR



Stormwater Management System Inspection & Maintenance Plan

For

**RIVERS MARK
TAX MAP 6, LOTS 3-1 & 9**

**First Street & 24 Chestnut Street
Dover, New Hampshire
Strafford County**

Jan 2019

Prepared For:

**FIRST STREET AT GARRISON, LLC (LOT 3-1) &
FIRST STREET AT CHESTNUT, LLC (LOT 9)**

466 Central Avenue, Suite 12
Dover, NH 03820

Prepared By:

CIVILWORKS NE

P.O. Box 1166
181 Watson Road
Dover, New Hampshire 03820

Introduction

Civilworks NE, has prepared the following Stormwater Management System Inspection & Maintenance Plan for RIVERS MARK. The intent of this plan is to provide a list of procedures that document the inspection and maintenance requirements of the Stormwater Management System for this site.

The following inspection and maintenance program is necessary in order to keep the Stormwater Management System functioning properly. These measures will also help to minimize potential environmental impacts to the areas surrounding the developed site. By following the enclosed procedures, the property owners, and maintenance personnel will be able to maintain the functional design of the Stormwater Management System and maximize its ability to remove sediment and other contaminants from site generated stormwater runoff while at the same time ensuring the recharge of groundwater resources through continued infiltration.

This plan also requires the Owner/Operator to prepare and implement a salt minimization plan to reduce salt usage on-site and ultimately within the watershed. This plan will allow the owner/operator to monitor and modify how much salt is needed, when it should be applied, where it needs to be applied, with the ultimate goal of reducing salt-use without compromising safety. It is expected that salt-use reduction will lead to long-term cost-savings as a result of purchasing less salt and reduced impacts on vegetation (e.g., landscaping) and corrosion of infrastructure .

The salt minimization plan should include the retention of a contractor who has completed the Green SnowPro Training course and obtained NHDES Salt Application Certification.

It is anticipated that this be a living document that will be updated at regular intervals (recommend updating annually in advance of the winter season in order to facilitate adjustments.

Owners

**First Street at Garrison, LLC (Lot 3-1) &
First Street at Chestnut, LLC (lot 9)
466 Central Avenue, Suite 12
Dover, NH 03820**

In the event of a change in ownership, this Inspection and Maintenance Plan shall be transferred to the new party; transfer shall be documented to NH DES in writing.

Contact / Responsible Parties

**First Street at Garrison, LLC (Lot 3-1) &
First Street at Chestnut, LLC (lot 9)
466 Central Avenue, Suite 12
Dover, NH 03820
(603) 742-0911**

The contact information for the Contact / Responsible Party shall be kept current; transfer shall be documented to NHDES in writing.

Management Companies

**First Street at Garrison, LLC (Lot 3-1) &
First Street at Chestnut, LLC (lot 9)
466 Central Avenue, Suite 12
Dover, NH 03820**

The contact information for the Management Party shall be kept current.

Inspection Schedule / Record Retention

Inspection frequency should, at a minimum, be in accordance with New Hampshire Stormwater Manual, Volume 2, latest edition, as updated by NHDES. See the Inspection and Maintenance Plan for frequency requirements. A copy of the completed Stormwater Management System's Inspection & Maintenance Log and Deicing Salt Quantity Use Log shall be maintained, kept on-site, and be made available to local, state, or federal regulators as applicable by law.

Stormwater Management System Components

The Stormwater Management System associated with the project is designed to mitigate both the quantity and quality of site-generated stormwater runoff and to recharge the underlying groundwater resources. As a result, its design includes the following elements:

- Energy Dissipation Structures (Rip Rap)
- Catch Basins
- Pavement and Porous Pavement
- Outlet Structures
- Litter / Trash Removal

Inspection and Maintenance Plan

By implementing the following procedures, the owners will be able to maintain the functional design of the Stormwater Management System and maximize the system's ability to remove sediment and other contaminants from site generated stormwater runoff and to effectively recharge the underlying groundwater resources.

ENERGY DISSIPATION STRUCTURES (RIP RAP): As Applicable

- Inspect the outlet protection annually for damage and deterioration. Repair damages immediately.
- If stones become displaced from the riprap areas they should be replaced immediately and chinked in to assure stability. Add additional riprap as needed. Vegetation growing through the riprap should be eliminated at least yearly.

OUTLET STRUCTURE(S):

- Inspect once per year.
- Inspect for clogging and sediment accumulation.
- Remove all debris immediately and sediment accumulations ≥ 2 inches.

CATCH BASIN(S):

- Inspect once per year.
- Inspect for floatables, sediment accumulation, and hydrocarbons (oils and grease).
- Remove all floatables immediately and sediment accumulations ≥ 2 feet.
- Hydrocarbons shall be removed immediately by skimming, absorbent materials, or other methods and should be disposed of in accordance with applicable State and Federal regulations.

POROUS PAVEMENT/PAVERS:

- Prohibit sanding.
- Minimize application of salt for ice control.
- Monitor periodically to ensure that the pavement surface drains effectively after storms.
- Clean periodically (1-2 times per year) using a sweeper or vacuum sweeper. Vacuum sweeping is the preferred method.

LITTER / TRASH REMOVAL:

- Routinely patrol site for litter pick up.

DE-ICING AGENTS

- To address the concerns associated with the application of chlorides and other deicing materials, NHDES recommends that the Owner/Operator develop a Road Salt and Deicing Minimization Plan for the parking lots and roadways. The plan should develop the policies that the development will keep in place to minimize salt and other deicer use after the project has been completed. The plan should include tracking the use of salt and other deicers for each storm event and compiling salt use data annually. (See Anti-icing Data Form in the appendix).
- Use sand as primary agent for driveway and access way safety during ice and snow conditions
- Minimize the use of salt during the winter
- Use de-icing or anti-caking agents, added to enhance performance and application characteristics of sand mixtures, only as necessary and at minimum application rates.
- Recommend using a certified Winter Operator (Green SnowPro Trained) for applying de-icing agents.
- Monitor weather and apply de-icing agents based on weather conditions and temperatures.

ANTI-ICING AND SALT MINIMIZATION

- Owner to develop a Road Salt and Deicing Minimization Plan
- Provide a written policy that the “Development” will keep in place to minimize salt and other deicer use after the project has been completed.
- Use the attached form to track the use of salt and other deicers for each storm event and compiling salt use data annually.

Inspection & Maintenance Table

System Component / BMP	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Energy Dissipation (ED) Structures (RipRap)	Annually	Check for displaced stones Check for woody vegetation	Replace immediately Remove annually
Outlet Structure(s)	Annually	- Inspect once per year. - Inspect for clogging and sediment accumulation. - Remove all debris immediately and sediment accumulations ≥ 2 inches.	≥ 2 in. sediment Remove immediately
Catch Basins	Annually	- Check for sediment accumulation - Check for floatable contaminants	≥ 2 ft. sediment depth Remove all floatables
Porous Pavement/Pavers - Salt Applications - Sweep/Vacuum	Limit use As Req. 1 - 2 x's Year Periodically	Minimize use to prevent tracking issues RECORD APPLICATION RATES Sweep or vacuum to prevent tracking issues Check for trash/debris	Sweep to prevent issues Minimize as Req. Sweep/Vac as needed Remove when noticed
Trash/Debris Litter / Trash Removal	Periodically	Check for litter and trash	Remove when noticed

Inspection & Maintenance Checklist/Log

The following pages contain a blank copy of the Stormwater Management System's Inspection & Maintenance Log and a Deicing Salt Quantity Use Log. These forms are provided to assist the owners with the inspection and maintenance of the aforementioned Stormwater Management System.

Stormwater Management System's Inspection & Maintenance Log

Date of Inspection/Maintenance: _____ Inspector: _____

[illegible]

Deicing Salt Quantity Use Log

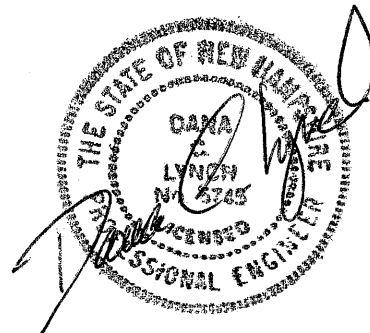
[illegible]

Standard Traffic Impact Assessment & Analysis

Rivers Mark
First Street
Dover, New Hampshire

prepared for:
First Street at Garrison, LLC
24 Chestnut Street
Dover, NH 03820
Contact Person: Kevin McEneaney
Tel. No. 742- 0911

prepared by:
Civilworks New England
P.O. Box 1166
Dover, NH 03821



May, 2018
Revised January, 2019

Project Description

The proposed project is located in the CBD (Central Business District), General Subdistrict and is a mixed-use project which includes the following uses:

- A 5-story building which includes 3,729 s.f. of commercial space on the first floor and 32 garden-style residential units on the 2nd through 5th floors
- Two (2) 1-3/4 story residential buildings containing five (5) townhouse-style units

Description of Site and Surrounding Land Uses

The project site is located on the southerly side of First Street and is shown on Tax Map 6 as Lots 3-1 & 9. The parcel area is 28,188 sq. ft. or 0.65 acres and is located in the Central Business District (CBD). The site is currently occupied by a single story brick commercial building.

The project site fronts on First Street and is surrounded by a mix of uses commonly found in the Dover CBD. The Cochecho River borders the southerly side of the site and on the opposite side of the River lie mid-rise apartments as well as mixed-use (residential/commercial) structures. On the westerly side of the site lies Chestnut Street. To the east of the site there is a five-story structure (100 First Street) containing commercial space, anticipated to be a restaurant, on the first floor and 32 apartment units above. On the opposite side of First Street land use is primarily multi-family residences. Mixed-use structures, commercial first floor and residential upper floors, are located on the corners of First Street and Central Avenue.

Description of Roadways

The project site fronts on, and is accessed via, First Street. First Street is a one-way street with the exception of the westerly-most 120 ft. of the street which provides two-way access from Chestnut Street to the existing commercial building and surface parking associated with 100 First Street to the east of the site. The one-way portion of First Street flows as a single travel lane in a westerly direction from Central Avenue toward Chestnut Street. First Street currently measures approximately 35 ft. curb to curb. Sidewalks run down both sides of the street. There are approximately twenty four (24) on-street, angled parking spaces along the northerly curb line of First Street. There are also twenty nine (29) angled parking spaces beyond the southerly curb line of First Street which are private and designated for use by residents of 100 First Street. The remaining one-way travel lane measures approximately 21 ft. wide.

As previously mentioned, the westerly end of First Street is two-way for a distance of approximately 120 ft. This traffic pattern facilitates east bound movement from Chestnut Street into the parking for 24 Chestnut Street and 100 First Street. Eastbound, or entering traffic, is directed to turn into these parking lots by "DO NOT ENTER" and "RIGHT TURN ONLY" signs in a raised island separating the travel lane from the existing angle parking. Westbound left and right turning lanes facilitate access to Chestnut Street. The intersection of First Street with Chestnut Street is a signalized intersection. The northbound and southbound approaches

of Chestnut Street each provide two (2) lanes. Left turns, either into First Street or into the retail area on the westerly side of Chestnut Street, are not protected movements. The First Street approach lanes to the intersection consist of a 10 ft. left-turn lane and 12 ft. right-turn lane. This approach has a signal phase separate from the retail center approach on the opposite side of Chestnut Street. There are accessibility ramps and crosswalks, along with push-button activated pedestrian signals, for crossing of Chestnut Street on the northerly leg of the intersection and for crossing First Street.

Sight Distance Analysis

The available sight distance at the current First Street access driveway, looking to the east or toward Central Avenue, is in excess of 250 ft. for exiting vehicles. Sight distance to the west, or toward Chestnut Street, is about 120 feet, but is not relevant given the vehicles approaching from that direction must turn into the subject access driveway and are not generally travelling at speeds above 15 mph.

Given the urban setting and the proximity to the site of the Central Avenue intersection, a reasonable assumption for travel speed for traffic approaching the subject project from the east access drive is 25 mph. Per AASHTO-Geometric Design of Highways and Streets, required stopping sight distance, rounded for design, is 150 feet. Stopping sight distance is the distance a vehicle travels from the time the driver sights an object (or vehicle) necessitating a stop (perception), plus the distance a vehicle travels during the physical reaction required to apply the brakes (reaction), plus the distance required to stop the vehicle from the instant the brakes are applied. As stated above, available sight distance exceeds 250 ft.

Trip Generation

The following is pertinent relative to calculation of trip generation estimates associated with the subject project:

- Data Source – ITE Trip Generation, 7th Edition
- Proposed Project
 - 37 apartments, floors 2-5
 - Specialty Retail, 3,729 s.f. total
- Use Descriptions (per ITE Land Use Codes)
 - L.U.C. 223 – Mid-Rise Apartment
 - Rental dwelling units in buildings with 3-10 floors
 - Peak hour of trip generation typically coincides with peak hours of adjacent streets
 - L.U.C. 814 – Specialty Retail Center
 - Variety of retail shops

Based on the above data and the project scope, the following trip generation during the A.M. and P.M. Peak Hours and distribution of trips has been calculated:

Mid-Rise Apartments (L.U.C. 223)				
			Distribution	
Parameter	Avg. Rate ⁽¹⁾	Total Trip Ends	Entering	Exiting
A.M. Peak Hour	0.30	11	3	8
P.M. Peak Hour	0.39	14	8	6

Specialty Retail (L.U.C. 814)				
			Distribution	
Parameter	Avg. Rate ⁽²⁾	Total Trip Ends	Entering	Exiting
A.M. Peak Hour ⁽³⁾	---	---	---	---
P.M. Peak Hour	2.71	10	4	6

Total Project Estimated Peak Hour Trip Generation				
			Distribution	
Parameter	Avg. Rate	Total Trip Ends	Entering	Exiting
A.M. Peak Hour	-----	11	3	8
P.M. Peak Hour	-----	24	12	12

⁽¹⁾ Per apartment unit

⁽²⁾ Per 1,000 sq. ft. floor area

⁽³⁾ A.M. Peak Hour data not available as hours of business do not typically coincide with adjacent street peak hour activity (7-9 AM)

Trip Distribution

Trip distribution during peak hours for the project will most likely be based on major employment center locations and the travel pattern which must be negotiated to access arterial roadways in the urban core. Accordingly, the following general assumptions have been made:

- Trip ends arriving at or entering the reconfigured site will predominantly do so via Chestnut Street. This analysis assumes 70 percent of arriving trips will be from this direction.
- Departing trip ends leaving the site parking will exit the site via the First Street/Chestnut Street intersection due to the one-way restriction on First Street (westerly). This movement allows for access to points north or south via Chestnut Street.

This analysis assumes that 100 percent of departing trips will utilize the Chestnut Street/First Street intersection with the further assumption that 60 percent will turn left onto Chestnut Street southbound and 40 percent will turn right onto Chestnut Street northbound.

Based on the preceding assumptions, the following trip distribution is anticipated:

Parameter	Entering Trip Ends		Exiting Trip Ends	
	via Central Ave.	via Chestnut St	via Chestnut St northbound	via Chestnut St southbound
A.M. Peak Hour	1	2	3	5
P.M. Peak Hour	4	8	5	7

It should be noted that time of day (A.M. vs. P.M.) does not impact trip distribution due to the overriding effect of access limitations to the downtown traffic pattern as it relates to origin and destination desires. Further, the analysis results above indicate the largest peak hour vehicle movement, either entering or exiting the subject site, occurs during the P.M. peak hour with 8 vehicles turning right onto First Street eastbound from Chestnut Street and 5 vehicles turning right onto Chestnut Street northbound. To put this volume in context, Strafford Regional Planning Commission traffic counts in September, 2013 indicate the average daily traffic volume is slightly over 12,000 vehicles per day along Chestnut Street. The current P.M. Peak Hour Volume on Chestnut Street is slightly over 1,000 vehicles per hour, combined northbound and southbound.

Public Transit

The site is within 1/8 miles of the Dover Transportation Center which provides access to both the COAST bus system serving the NH Seacoast and the Downeaster rail service which provides rail service to Boston and Freeport, ME.

Land Use: 223 Mid-Rise Apartment

Description

Mid-rise apartments are apartments (rental dwelling units) in rental buildings that have between three and ten levels (floors). Apartment (Land Use 220), low-rise apartment (Land Use 221) and high-rise apartment (Land Use 222) are related uses.

Additional Data

The peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

The sites were surveyed in the late 1980s in Montgomery County, Maryland.

Source Number

321

Mid-Rise Apartment (223)

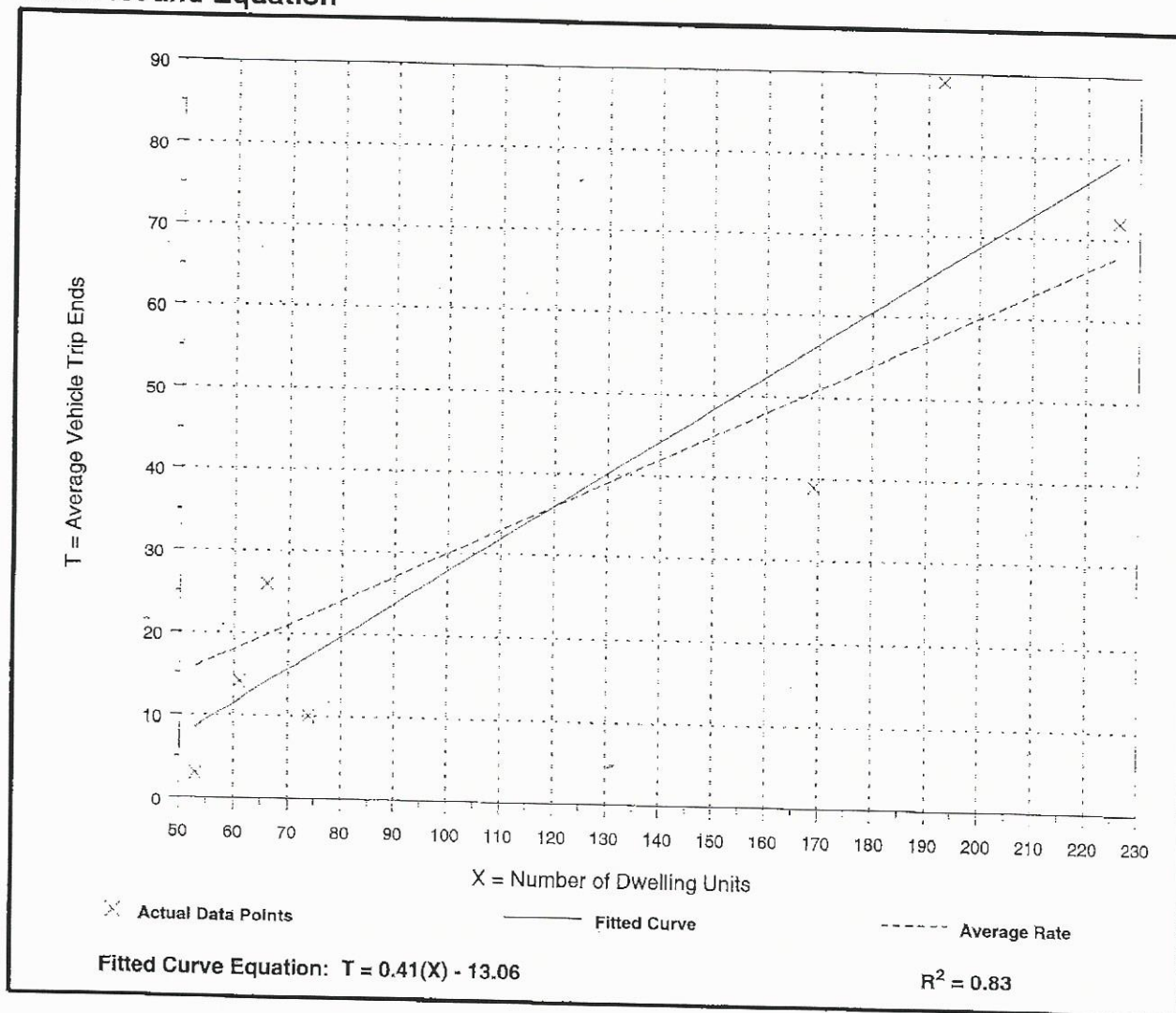
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 7
Avg. Number of Dwelling Units: 120
Directional Distribution: 31% entering, 69% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.30	0.06 - 0.46	0.56

Data Plot and Equation



Mid-Rise Apartment (223)

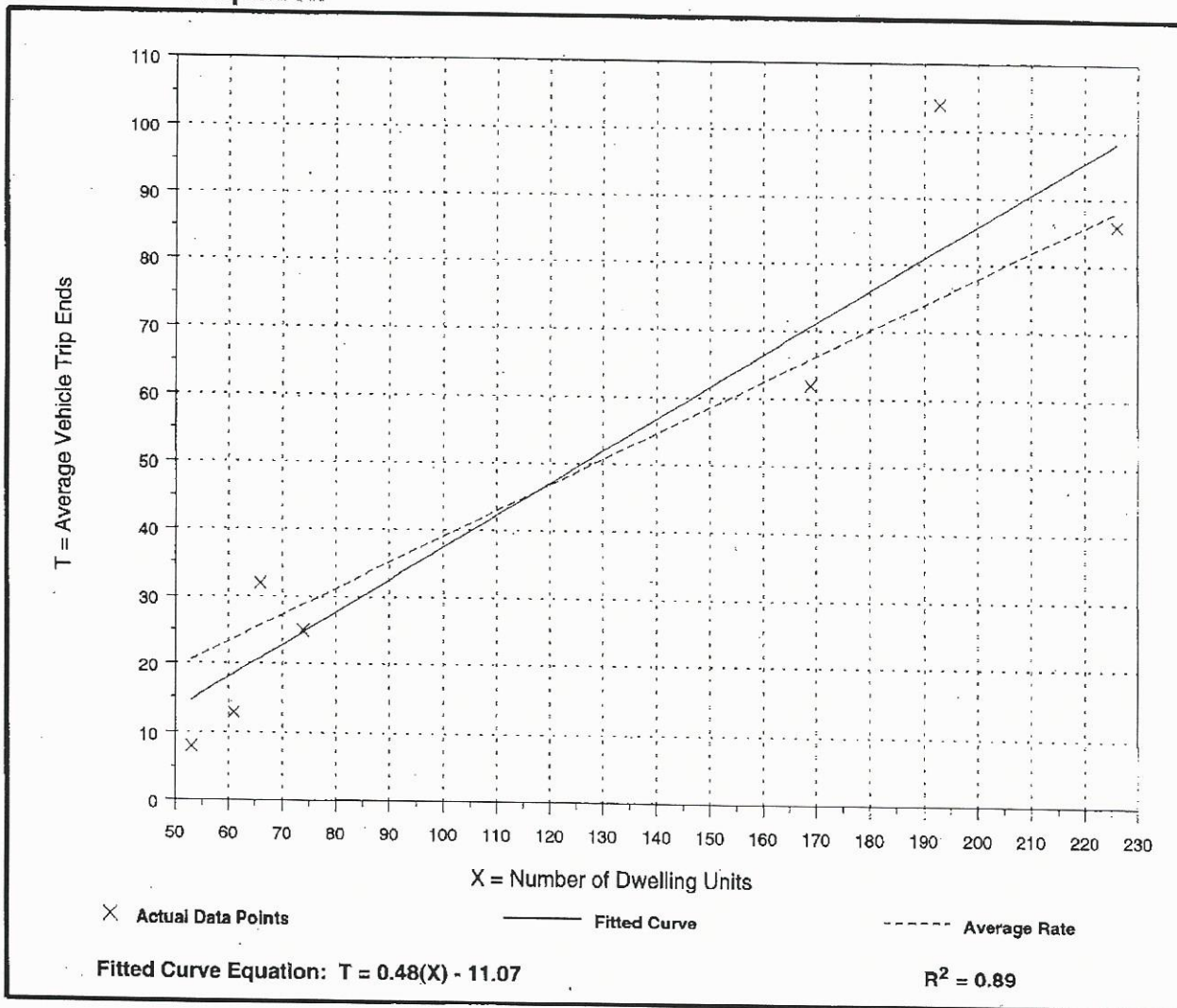
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 7
Avg. Number of Dwelling Units: 120
Directional Distribution: 58% entering, 42% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.15 - 0.54	0.63

Data Plot and Equation



Land Use: 814

Specialty Retail Center

Description

Specialty retail centers are generally small strip shopping centers that contain a variety of retail shops and specialize in quality apparel; hard goods; and services, such as real estate offices, dance studios, florists and small restaurants. Shopping center (Land Use 820) is a related use.

Additional Data

The sites were surveyed from the late 1970s to the 2000s in California, Florida, Georgia, New York and Pennsylvania.

Source Numbers

100, 304, 305, 367, 423, 507, 577

Specialty Retail Center (814)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

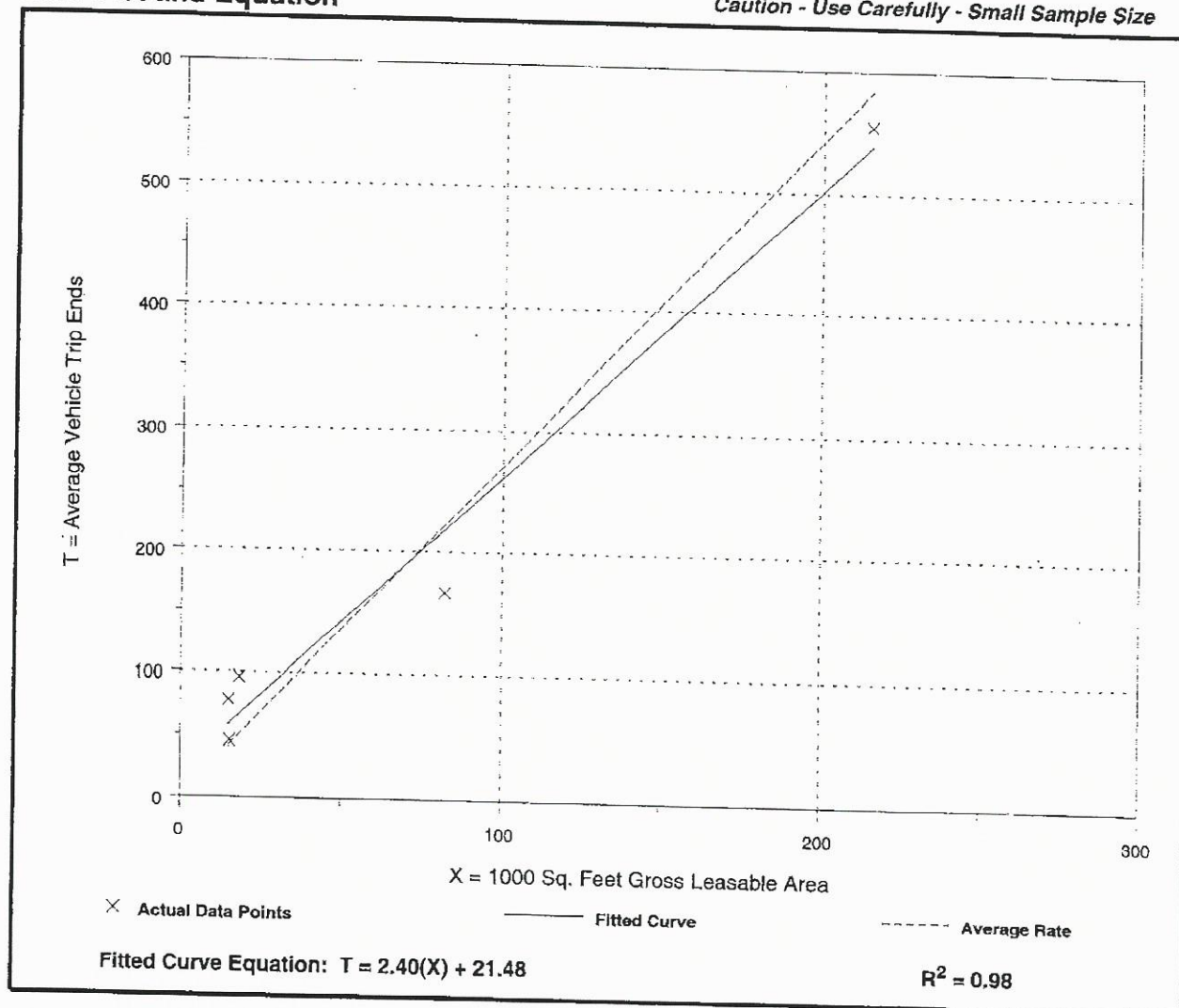
Number of Studies: 5
Average 1000 Sq. Feet GLA: 69
Directional Distribution: 44% entering, 56% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

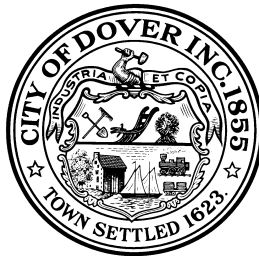
Average Rate	Range of Rates	Standard Deviation
2.71	2.03 - 5.16	1.83

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



DAVE WHITE, P.E.
City Engineer
d.white@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6450
www.dover.nh.gov

City of Dover, New Hampshire
COMMUNITY SERVICES DEPARTMENT

May 23, 2018

McEneaney Survey Associates, Inc.
24 Chestnut St - PO Box 681
Dover, NH 03820

RE: Tax Map 6 Lot 3-1 First Street

To Whom It May Concern:

This letter is written confirmation that the City of Dover will serve the above referenced development with water and sanitary sewer services. Water and sanitary sewer work shall conform to the City's Water and Sewer Ordinances, as well as the requirements of Dover's Community Services Utilities Division. There is also adequate supply and capacity in the water and sewer system. If you have any questions, please feel free to call me at 516-6450.

Sincerely,

Dave White

Dave White, PE
City Engineer



5/30/18

McEneaney Survey Associates
24 Chestnut Street
P.O. Box 681
Dover, NH 03820

Re: Natural Gas Service to Rivers Edge; 100 First Street, Dover NH

Unitil's natural gas division has reviewed the requested sites for natural gas service.

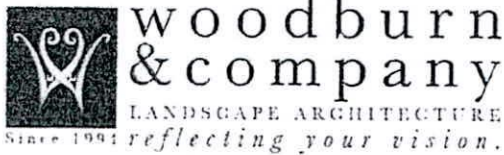
Unitil hereby confirms natural gas service is available from First Street to supply the proposed Rivers Edge Development.

Please contact me with any questions at 603-294-5144.

Sincerely,

A handwritten signature in black ink, appearing to read "David Beaulieu", with a long horizontal flourish extending to the right.

David Beaulieu
Business Development Executive
Unitil Natural Gas
325 West Road
Portsmouth, NH 03801



February 22, 2019

Mr. Kevin McEneaney
McEneaney Survey Associates, Inc.
PO Box 681, 24 Chestnut Street
Dover, NH 03820

RECEIVED
Planning Office

FEB 27 2019

Dover, New Hampshire

**Re: Rivers Mark Proposed Planting
First Street – Dover, NH**

Dear Kevin:

I am writing to you in response to our conversation yesterday. You expressed to me that during the Technical Review Committee meeting, members of the city staff were concerned with the lack of planting between the proposed Rivers Mark building and your existing office building. While I am always in favor of additional plants on a site, I feel it is impractical to install plants in this location, as outlined below.

Between the proposed and existing structure is a proposed 14' wide curbed roadway. There is 2' between the edge of pavement and the face of both buildings. Within that 2' space is 6" wide vertical granite curbing, leaving 18" of potential planting area between the building and the back face of the curb. Additionally, the curb will be set in concrete, which will further reduce the space available for planting soil in these spaces.

The very narrow nature of these two strips means that any plantings would have to be installed in insufficient soils and would be heavily subjected to snow and salt stresses. Given the proximity and height of the two buildings, the light conditions will be very low. Additionally, the drip line of both buildings falls within these narrow areas. If plantings and mulch were to be installed here, it would be unlikely the plants would survive, and the mulch would splash against the facade of the building, creating a maintenance issue.

My suggested approach would be to backfill the area between the building and the curb with crushed stone, top-dressed with a decorative stone, such as pea-stone or small river rock. This would create a permeable and tidy condition.

Sincerely,

Victoria Martel, ASLA
Landscape Designer

103 KENT PLACE
NEWMARKET, NH 03857

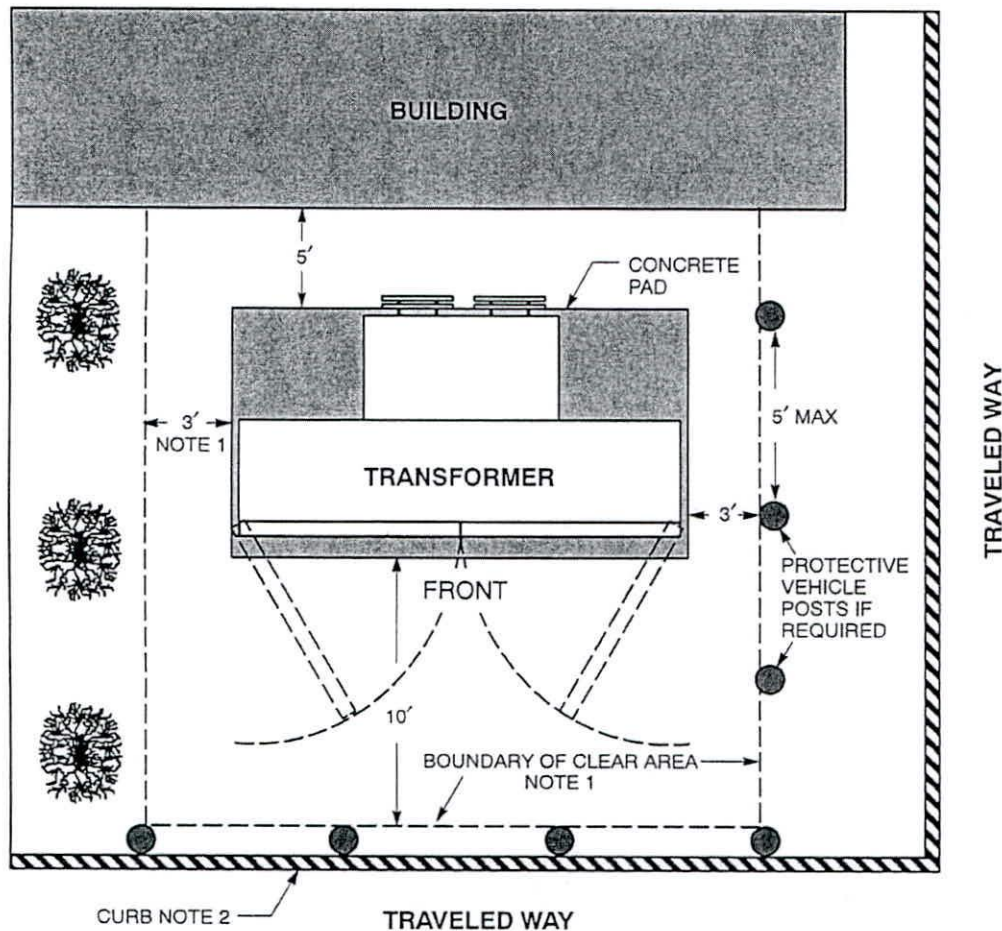
603.659.5949

woodburnandcompany.com



FEB 27 2019

Dover, New Hampshire



Notes

1. To inspect, provide access, operate elbow connectors and ventilate the transformer, the above specified clear area distances to buildings or shrubs shall be maintained. The distance from the building is to the concrete transformer pad. Property line shall be considered an obstruction, since fences, shrubs, etc. may be installed at a future date by adjacent property owners. Because of the possibility of cooling fins overhanging the pad, side clearances to be increased to 5 feet for transformers 1000 kVA and larger.
2. If no curb exists, or transformer is located closer than 10 feet to the traveled way, protective vehicle posts (●) shall be installed as specified in DTR 42.061.
3. Top of transformer pad shall be installed 3 inches above final grade.
4. Transformer shall not be located on steep grades where access to or elbow operation is made difficult.
5. Transformer shall meet the minimum distances to doors, windows, fire escapes, air intakes and walls as specified in DTR 42.061.
6. Transformer *is not* to be located with its doors facing the building.
7. Refer to DTR 58.301 for specific instructions on the installation of the transformer pad.
8. Refer to DSEM Section 06.32 and DTR 58.311 (NH) for information on environmental considerations.

ORIGINAL	PAD-MOUNTED TRANSFORMERS LOCATION TO BUILDINGS AND ROADWAYS			
4/10/91				
APPROVED				
7/8/10				
	EVERSOURCE ENERGY	CONSTRUCTION STANDARD	DTR 42.047	7

MULTI-USE FACILITY

PREPARED FOR:

FIRST STREET AT GARRISON, LLC
AND

FIRST STREET AT CHESTNUT, LLC

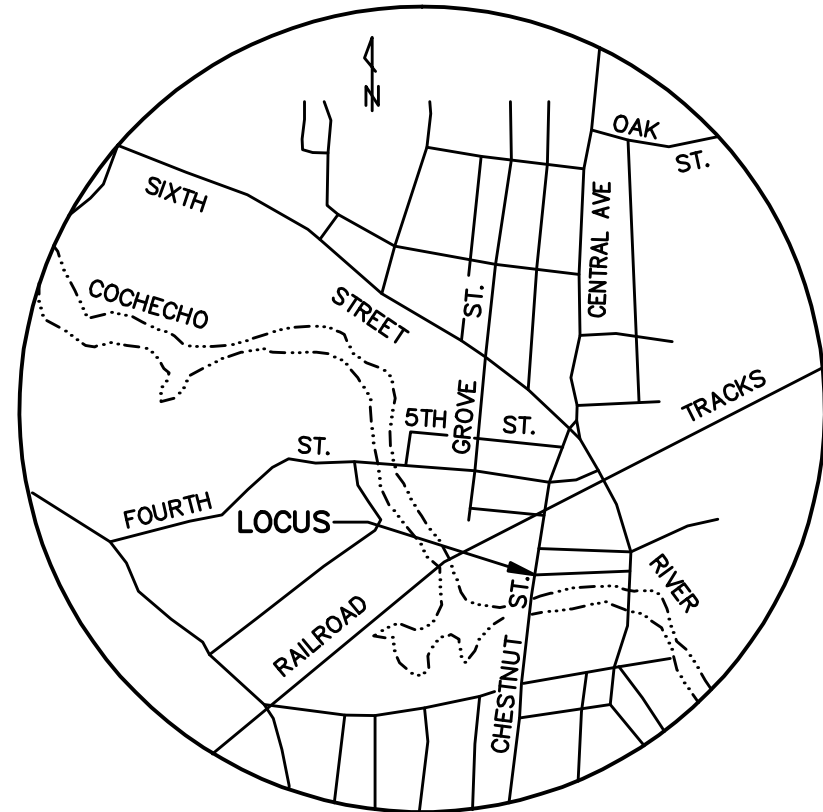
DOVER TAX MAP 6, LOT Nos. 3-1 & 9

DOVER, NEW HAMPSHIRE

MAY 11, 2018

REVISÉ PAR LE COMITÉ D'ÉVALUATION DES ÉVALUÉS, JANUARY 9, 2019

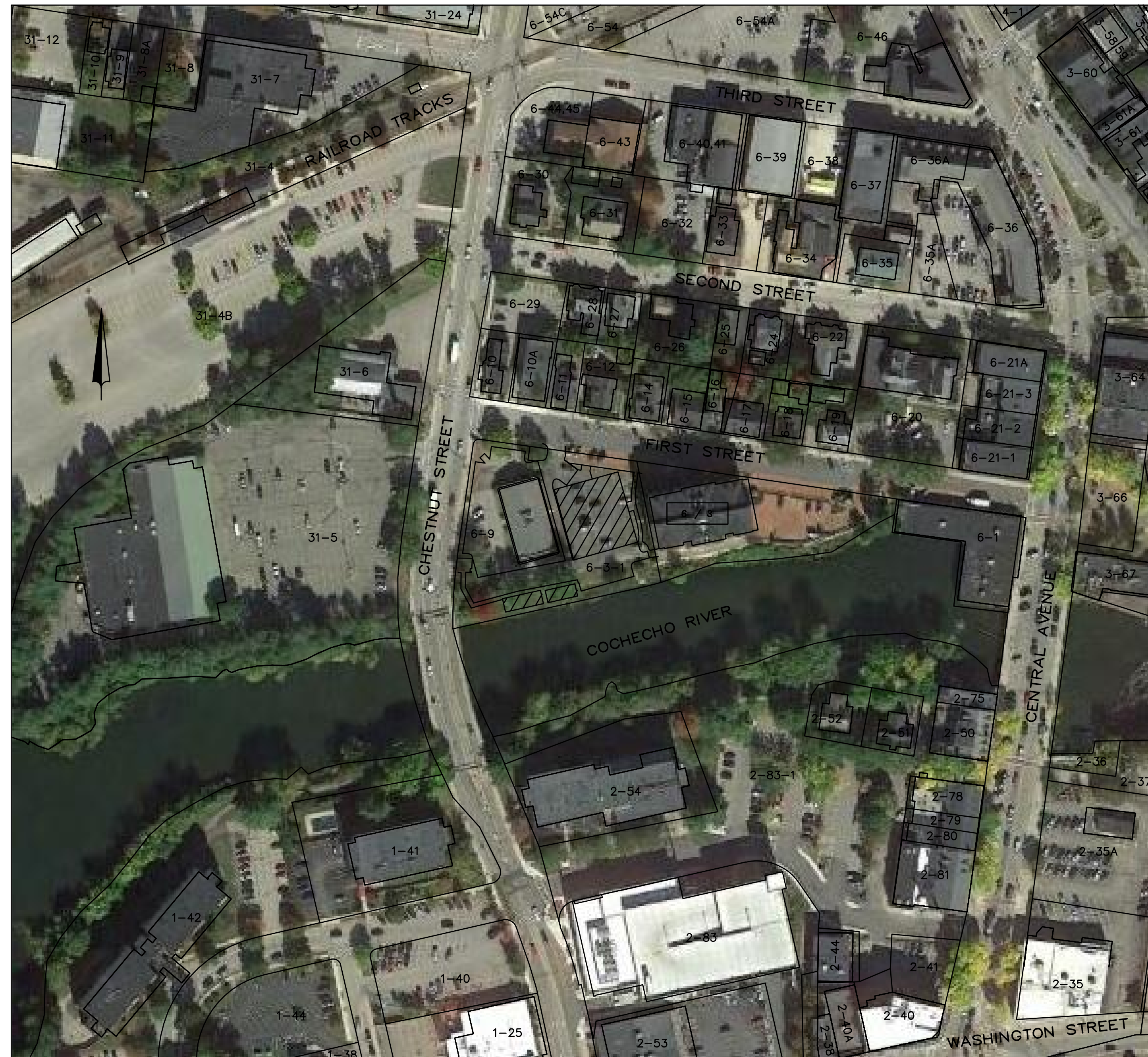
DOVER PLANNING FILE No. P 18-25



LOCATION PLAN
NO SCALE

LIST OF ABUTTERS:

MAP / LOT	NAME	ADDRESS	DEED REFERENCE
6 / 3-1	FIRST STREET AT GARRISON, LLC	466 CENTRAL AVENUE, SUITE 12 DOVER, NH 03820	4228 / 707
6 / 9	FIRST STREET AT CHESTNUT, LLC	466 CENTRAL AVENUE, SUITE 12 DOVER, NH 03820	4424 / 295
6 / 3	RIPARIA - ONE HUNDRED FIRST STREET, LLC	466 CENTRAL AVENUE, SUITE 12 DOVER, NH 03820	4228 / 704
6 / 10	HOLGATE LIMITED PARTNERSHIP	130 CENTRAL AVENUE DOVER, NH 03820	1689 / 5 (31)
6 / 10A	HOLGATE LIMITED PARTNERSHIP	130 CENTRAL AVENUE DOVER, NH 03820	1689 / 5 (31)
6 / 11	STEPHANIE N. LONG	35 FIRST STREET DOVER, NH 03820	3683 / 177
6 / 12	BRIAN J. MURPHY	496 WALLIS ROAD RYE, NH 03870	3541 / 547
6 / 14	ALDEN PROPERTIES, LLC	750 LAFAYETTE ROAD, SUITE 201 PORTSMOUTH, NH 03801	4303 / 657
31 / 5	HARLECH, LLC	273 CORPORATE DRIVE, SUITE 150 PORTSMOUTH, NH 03801	2036 / 90
31 / 6	LOYAL ORDER OF MOOSE #443	45 CHESTNUT STREET DOVER, NH 03820	757 / 327
1 / 42	DOVER HOUSING AUTHORITY	62 WHITTIER STREET DOVER, NH 03820	
2 / 83-1	CITY OF DOVER, NH	288 CENTRAL AVENUE DOVER, NH 03820	1028 / 36



TAX MAP SKETCH & NEIGHBORHOOD PLAN
1" = 100'±

SURVEYOR

McENEANEY SURVEY ASSOCIATES, INC.
P.O. Box 681
DOVER, NEW HAMPSHIRE 03821
(603) 742-0911

ENGINEER:

CIVILWORKS NEW ENGLAND
P.O. Box 1166
DOVER, NEW HAMPSHIRE 03821
(603) 749-0443

OWNER:

FIRST STREET AT GARRISON, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4228, PAGE 707

OWNER SIGNATURES

OWNER:

FIRST STREET AT CHESTNUT, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 4424, PAGE 295

OWNER SIGNATURES

SHEET INDEX

SHEET 1	COVER SHEET W/ NEIGHBORHOOD PLAN
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	GENERAL NOTES SHEET
SHEET 4	DEMOLITION PLAN
SHEET 5	PROPOSED SITE DEVELOPMENT PLAN
SHEET 6	PROPOSED SITE GRADING PLAN
SHEET 7	PROPOSED SITE UTILITY PLAN
SHEET 8	PROPOSED SITE LANDSCAPE PLAN
SHEET 9	PROPOSED SITE LIGHTING PLAN
SHEET 10	STANDARD DETAIL SHEET 1
SHEET 11	STANDARD DETAIL SHEET 2
SHEET 12	SEWER STANDARD SHEET 1
SHEET 13	SEWER STANDARD SHEET 2
SHEET 14	20 SCALE SITE PLAN & POROUS PAVEMENT SKETCH
SHEET 15	AMBULANCE ACCESS PLAN

REFERENCE PLANS:

- 1.) DISPOSITION PLAN OF LAND – THE CITY OF DOVER –PARCEL M/1/1, PARCEL P/1/1 – DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: APRIL 29, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 19-43.
- 2.) DISPOSITION PLAN OF LAND – PARCEL C/1/1 – DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JULY 19, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 18-53.
- 3.) MINOR SUBDIVISION OF LAND PREPARED FOR THE CITY OF DOVER, NH, TAX MAP 6, LOT No. 3, FIRST STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JANUARY 6, 2014; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 107-62.
- 4.) EASEMENT AND LICENSE PLAN PREPARED FOR FIRST STREET AT GARRISON, LLC, TAX MAP 6, LOT No. 3, FIRST STREET & CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JANUARY 2, 2014, REVISED THROUGH 5/1/14; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 107-63.
- 5.) LOT LINE ADJUSTMENT PLAN PREPARED FOR FIRST STREET AT GARRISON, LLC, TAX MAP 6, LOT No. 3-1, AND FIRST STREET AT CHESTNUT, LLC, TAX MAP 6, LOT No. 9, FIRST STREET & 24 CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 15'; DATED: MAY 11, 2018; BY THIS OFFICE. TO BE RECORDED.

SHEET 1

FILE: w10 CP\1924\18-1924 SD-1

NOTES:

1.) OWNERS OF RECORD:

6 / 8-1 FIRST STREET AT GARRISON, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4228, PAGE 707

31 / 6 LOYAL ORDER OF
MOOSE #443

6 / 9 FIRST STREET AT CHESTNUT, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4424, PAGE 295

2.) 6 / 8-1 - DENOTES TAX MAP AND PARCEL NUMBER.

3.) PARCEL AREAS:
6 / 3-1 = 28,188 S.F. / 0.65 Ac.±
6 / 9 = 21,204 S.F. / 0.49 Ac.
COMBINED "PROJECT" AREA = 49,392 S.F.± / 1.14 Ac.±

4.) THE INTENT OF THIS PLAN IS TO DEPICT THE PARCELS BOUNDARIES
AND EXISTING SITE CONDITIONS AS OF DECEMBER 30, 2018.

5.) ZONING DISTRICT:

CBD GENERAL SUB-DISTRICT (CBD)

DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE = N/A
MINIMUM LOT COVERAGE = 75 PERCENT
FRONTAGE BUILD-OUT = 70 PERCENT MINIMUM
FRONT BUILD TO LINE = AVERAGE WITHIN 250
FEET OF PROJECT
SIDE SETBACK MIN. / MAX. = 0 FEET / 24 FEET
REAR SETBACK = 10 FEET MINIMUM
MAXIMUM BUILDING HEIGHT MIN./MAX. = 2 STORY / 5 STORY

6.) THE "PROJECT" PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD
HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT
ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS
DETERMINED) AND AREAS DETERMINED TO BE INSIDE THE 0.2 PERCENT
ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE
MAP, COMMUNITY NUMBER 330145; PANEL Q310; SUFFIX E; MAP
NUMBER 33017C0310E; EFFECTIVE DATE SEPT. 30, 2015.
- WITH REGARDS TO PARCEL 6 / 3-1, REFERENCE IS MADE TO LETTER
OF MAP REVISION (LOMR) FEMA CASE No. 14-01-2374A, DATED JUNE
05, 2014.

7.) BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS
OBSERVATION DATED FEBRUARY 14, 2011.
VERTICAL DATUM IS NH STATE PLANE (NAD83) BASED ON GPS
OBSERVATION DATED FEBRUARY 14, 2011.

8.) PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY
PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING
FEBRUARY 2011 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

9.) THE "PROJECT" PARCEL IS SUBJECT TO THE STATE OF NEW HAMPSHIRE
SHORELINE WATER QUALITY PROTECTION ACT (SWQPA). THOSE AREAS
WITHIN 250 FEET OF THE COCHECHO RIVER REFERENCE LINE.

10.) THERE ARE CURRENTLY 30 STRIPED PARKING SPACES LOCATED ON
PARCEL 6 / 3-1, INCLUDING 2 ACCESSIBLE SPACES.
PARCEL 6 / 9 IS NOT CURRENTLY STRIPED.

11.) THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.

12.) ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AS SHOWN. THE
CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS WITH THE
RESPECTIVE UTILITY OWNERS PRIOR TO ANY WORK BEING
PERFORMED. CALL DIGSAFE AT 1-888-344-7233.

13.) THIS PLAN SHOWS ONLY THOSE FEATURES THAT WERE VISUALLY
APPARENT ON THE DATE OF THE SURVEY. THE ABSENCE OF
SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THIS PLAN, BUT IN
EXISTENCE, IS NOT INTENDED OR IMPLIED.

14.) PARCEL 6 / 3-1 (PORTION OF DISPOSITION PARCEL P/1/1 AND PARCEL
M/1/1) IS SUBJECT TO:
- THE RIGHTS GRANTED TO THE DOVER HOUSING AUTHORITY, ITS
SUCCESSOR'S AND ASSIGNS AS DESCRIBED IN S.C.R.D. VOL. 1028, PAGE
30 AND S.C.R.D. VOL. 1028, PAGE 36; REFERENCE PLAN No. 1.
- THE COVENANT THAT THE REDEVELOPER SHALL NOT RESTRICT THE
USE OR OCCUPANCY OF THE PROPERTY UPON THE BASIS OF RACE,
COLOR, RELIGION, SEX, OR NATIONAL ORIGIN.
- FLOWAGE RELEASE AS RESERVED TO PACIFIC MILLS AS DESCRIBED IN
S.C.R.D. VOL. 467, PAGE 267.
- PROHIBITION OF THE SALE OF THE PARCEL TO PARTIES EXEMPT FROM
AD VALOREM PROPERTY TAXATION WITHOUT THE EXPRESS CONSENT OF
THE CITY OF DOVER.
- TWO (2) SEWER EASEMENTS GRATED TO THE CITY OF DOVER, NH AS
DESCRIBED IN S.C.R.D. VOL. 4228, PAGE 707. REFERENCE PLAN No. 4.

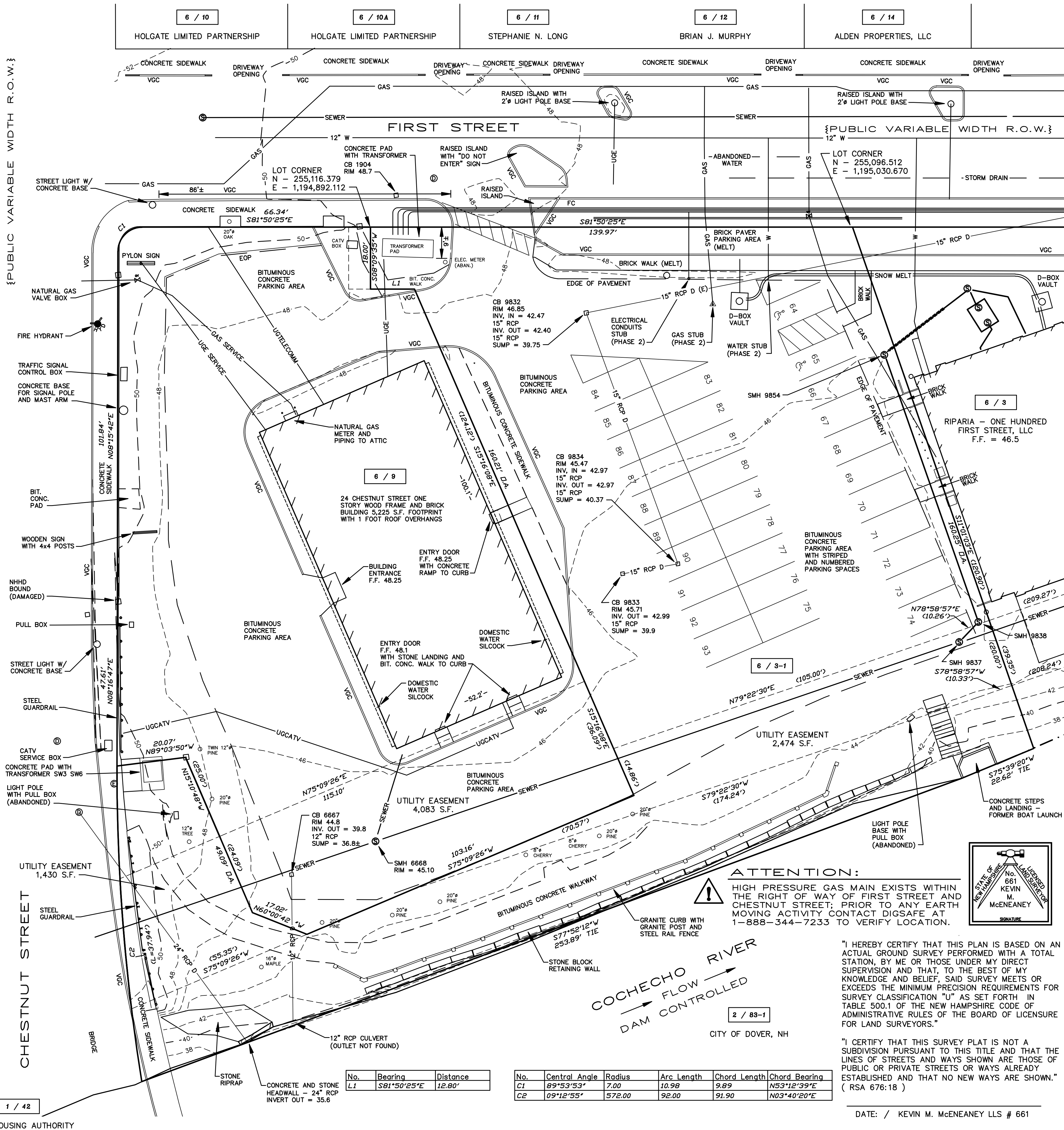
15.) PARCEL 6 / 9 (DISPOSITION PARCEL C/1/1) IS SUBJECT TO:
- THE RIGHTS GRANTED TO THE DOVER HOUSING AUTHORITY, ITS
SUCCESSOR'S AND ASSIGNS AS DESCRIBED IN S.C.R.D. VOL. 1014, PAGE
434 OVER THE 4,083 S.F. UTILITY EASEMENT AND 114 S.F. WALKWAY
EASEMENT AS SHOWN ON REFERENCE PLAN No. 2.
- THE COVENANT THAT THE REDEVELOPER SHALL NOT RESTRICT THE
USE OR OCCUPANCY OF THE PROPERTY UPON THE BASIS OF RACE,
COLOR, RELIGION, SEX, OR NATIONAL ORIGIN.
- FLOWAGE RELEASE AS RESERVED TO PACIFIC MILLS AS DESCRIBED IN
S.C.R.D. VOL. 467, PAGE 267.
- EXISTING SEWER RIGHTS TO THE CITY OF DOVER, NH AS DESCRIBED
IN S.C.R.D. VOL. 991, PAGE 561.
- EASEMENT FOR STATIONS AND LINES FOR TRAFFIC SIGNALIZATION TO
THE CITY OF DOVER, NH AS DESCRIBED IN S.C.R.D. VOL. 1030, PAGE
695.

31 / 5 HARLECH, LLC

NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	EXIST COND	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK	& PAGES	

DOVER HOUSING AUTHORITY

1 / 42



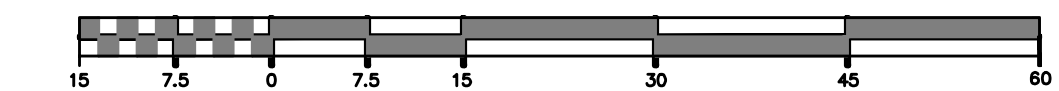
REFERENCE PLANS:

- 1.) DISPOSITION PLAN OF LAND - THE CITY OF DOVER -PARCEL
M/1/1, PARCEL P/1/1 - DOWNTOWN DOVER No. 1 URBAN
RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20';
DATED: APRIL 29, 1977; BY: METCALF & EDDY, INC. RECORDED
S.C.R.D. PLAN 19-43.
- 2.) DISPOSITION PLAN OF LAND - PARCEL C/1/1 - DOWNTOWN
DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW
HAMPSHIRE. SCALE: 1" = 20'; DATED: JULY 19, 1977; BY:
METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 18-53.
- 3.) MINOR SUBDIVISION OF LAND PREPARED FOR THE CITY OF
DOVER, NH, TAX MAP 6, LOT No. 3, FIRST STREET, CITY OF
DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE.
SCALE: 1" = 20'; DATED: JANUARY 6, 2014; BY THIS OFFICE.
RECORDED S.C.R.D. PLAN 107-62.
- 4.) EASEMENT AND LICENSE PLAN PREPARED FOR FIRST STREET AT
GARRISON, LLC, TAX MAP 6, LOT No. 3, FIRST STREET &
CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD,
STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JANUARY
2, 2014, REVISED THROUGH 5/1/14; BY THIS OFFICE.
RECORDED S.C.R.D. PLAN 107-63.
- 5.) LOT LINE ADJUSTMENT PLAN PREPARED FOR FIRST STREET AT
GARRISON, LLC, TAX MAP 6, LOT No. 3-1, AND FIRST STREET
AT CHESTNUT, LLC, TAX MAP 6, LOT No. 9, FIRST STREET &
24 CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD,
STATE OF NEW HAMPSHIRE. SCALE: 1" = 15'; DATED: MAY 11,
2018; BY THIS OFFICE. TO BE RECORDED.

SHEET 2

RIVERS MARK
EXISTING CONDITIONS PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25
DRAWN BY: RJM FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15' DATE: MAY 11, 2018



McEneaney
Survey
Associates
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

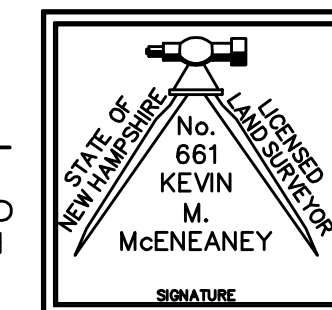
Civilworks New England

c i v i l e n g i n e e r i n g

P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

ATTENTION:

HIGH PRESSURE GAS MAIN EXISTS WITHIN
THE RIGHT OF WAY OF FIRST STREET AND
CHESTNUT STREET; PRIOR TO ANY EARTH
MOVING ACTIVITY CONTACT DIGSAFE AT
1-888-344-7233 TO VERIFY LOCATION.



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

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

DATE: / KEVIN M. MCENEANEY LLS # 661

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	89°53'53"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

No.	Bearing	Distance
L1	S81°50'25"E	12.80'

THE INTENT OF THIS PLAN IS TO DEPICT A MIXED USE PROJECT, CONTAINING COMMERCIAL AND RESIDENTIAL SPACES WITHIN THREE BUILDINGS LOCATED ON PARCEL 6/3-1. THE 5 STORY BUILDING WILL CONSIST OF 3,729 S.F. OF COMMERCIAL SPACE, 2,213 S.F. OF COMMON, UTILITY AND STORAGE SPACE AND 6 COVERED PARKING SPACES ON THE FIRST FLOOR LEVEL. THE SECOND THROUGH FIFTH FLOORS WILL CONTAIN 32 GARDEN STYLE RESIDENTIAL UNITS (24 - 2 BEDROOM UNITS & 8 - 1 BEDROOM UNITS). THE 1 3/4 STORY BUILDINGS WILL CONTAIN 5, 1 BEDROOM TOWNHOUSE STYLE RESIDENTIAL UNITS.

ADDITIONALLY THE PLAN DEPICTS VARIOUS SITE IMPROVEMENTS TO PARCEL 6/9.

CURRENT OWNERS:
MAP 6, LOT 3-1
FIRST STREET AT GARRISON, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4228, PAGE 707

MAP 6, LOT 9
FIRST STREET AT CHESTNUT, LLC
466 CENTRAL AVENUE, SUITE 12
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 4424, PAGE 295

THE PROJECT PARCELS ARE SHOWN AS LOT NO. 3-1 & 9, MAP 6 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.

THE PROJECT PARCELS CONTAINS 49,392 S.F.± / 1.14 Ac.± OF LAND.

TITLE REFERENCE FOR THE PROJECT PARCELS IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO. 4228, PAGE NO 707; AND BOOK NO. 4424, PAGE NO. 295.

PROJECT PLAN REFERENCES:

A.) DISPOSITION PLAN OF LAND - THE CITY OF DOVER -PARCEL M/1/1, PARCEL P/1/1 - DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: APRIL 29, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 19-43.

B.) DISPOSITION PLAN OF LAND - PARCEL C/1/1 - DOWNTOWN DOVER No. 1 URBAN RENEWAL PROJECT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JULY 19, 1977; BY: METCALF & EDDY, INC. RECORDED S.C.R.D. PLAN 18-53.

C.) MINOR SUBDIVISION OF LAND PREPARED FOR THE CITY OF DOVER, NH, TAX MAP 6, LOT No. 3, FIRST STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JANUARY 6, 2014; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 107-62.

D.) EASEMENT AND LICENSE PLAN PREPARED FOR FIRST STREET AT GARRISON, LLC, TAX MAP 6, LOT No. 3, FIRST STREET & CHESTNUT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: JANUARY 2, 2014, REVISED THROUGH 5/1/14; BY THIS OFFICE. RECORDED S.C.R.D. PLAN 107-63.

ALL APPLICABLE RIGHT-OF-WAY, CONSERVATION, SLOPE, CONSTRUCTION, UTILITY, ACCESS, OR OTHER EASEMENTS SHALL BE REFERENCED IN A NOTE AND SHOWN ON THE PLAN.

ZONING DIMENSIONAL AND DENSITY REQUIREMENTS ARE AS FOLLOWS:

ZONING DISTRICT: CBD (CENTRAL BUSINESS DISTRICT) GENERAL SUBDISTRICT

MINIMUM LOT SIZE:	NA
MINIMUM LOT COVERAGE:	75 PERCENT
FRONTAGE BUILDOUT:	70 PERCENT MINIMUM
FRONT PRIMARY BUILD TO LINE:	AVERAGE WITHIN 250 FEET OF CENTER OF LOT; ±5 FEET
	100 FIRST STREET = 0 FEET
	24 CHESTNUT = 38.8 FEET
	AVERAGE = 19.4 FEET
FRONT SECONDARY BUILD TO LINE:	AVERAGE WITHIN 250 FEET OF CENTER OF LOT; ±5 FEET
SIDE SETBACK:	0 FEET MINIMUM - 24 FEET MAXIMUM
REAR SETBACK:	10 FEET MINIMUM
OUT BUILDING:	NOT PERMITTED
PRIVATE FRONTAGES:	NOT PERMITTED
HEIGHT OF BUILDING:	2 STORY MINIMUM, 5 STORY MAXIMUM

THIS PROPERTY FALLS WITHIN THE FOLLOWING ZONING OVERLAY DISTRICTS: (NONE)

PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. WITH AN ERROR OF CLOSURE NOT GREATER THAN 1 IN 10,000 (SEE SHEET 2).

THE PROJECT PARCEL IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1 PERCENT ANNUAL CHANCE FLOOD, ZONE AE (BASE FLOOD ELEVATIONS DETERMINED); AND AREAS DETERMINED TO BE INSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 330145; PANEL 0310; SUFFIX E; MAP NUMBER 33017C0301E; EFFECTIVE DATE SEPT. 30, 2015.

- WITH REGARDS TO PARCEL 6 / 3-1, REFERENCE IS MADE TO LETTER OF MAP REVISION (LOWR) FEMA CASE No. 14-01-2374A, DATED JUNE 05, 2014.

THERE ARE NO WETLANDS ON THE SUBJECT PARCEL.

THE MAXIMUM PARKING SPACE CALCULATION IS 1.6 SPACES PER RESIDENTIAL UNIT x 37 UNITS = 59 AND:

- * PARKING SPACES PROVIDED PER SITE REDEVELOPMENT PLAN:
 - = 48 SPACES, OPEN AIR PARKING AT 24 CHESTNUT STREET, AND ALONG FIRST STREET, INCLUDING 2 HANDICAP SPACES.
 - = 6 SPACES, RESIDENTIAL GARAGE, INCLUDING 1 HANDICAP SPACE.
- * TOTAL PARKING SPACES PROVIDED FOR THE SITE:
 - = 54 SPACES, INCLUDING 3 HANDICAP ACCESSIBLE RESERVED.
- * PARKING SPACE SIZE = 9' WIDE x 18' LONG, UNLESS OTHERWISE NOTED, HANDICAP ACCESSIBLE SPACE SIZE = 8' WIDE x 20' LONG, MINIMUM.
- * PAVEMENT / PARKING STRIPING TO BE 4" WHITE / WHITE

AS-BUILT PLANS OF THE SITE SHALL BE SUBMITTED ON PAPER AND IN A DIGITAL FORMAT IN PDF AND AUTOCAD DWG, AUTOCAD DXF OR AN ESRI FORMAT TO THE CITY OF DOVER ENGINEER'S OFFICE UPON COMPLETION OF PROJECT.

AS-BUILT PLANS SHALL BE PREPARED AND CERTIFIED CORRECT BY A 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.

"AS-BUILT" LOCATIONS FOR ALL UNDERGROUND PRIVATE UTILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC (EVERSOURCE), TELEPHONE (FAIRPOINT), AND CATV (COMCAST), SHALL BE RECORDED BY SURVEY PRIOR TO TRENCH BACKFILL. NOTATION ON THE "AS-BUILTS" SHALL INCLUDE QUANTITY AND SIZE OF ALL CONDUITS, AS WELL AS LOCATION AND SIZE OF ALL SURFACE APPURTENANCES SUCH AS TRANSFORMER PADS AND PEDESTALS. TIES FOR CONDUIT LOCATIONS TO ACCEPTABLE MONUMENTS SHALL ALSO BE PROVIDED, AS NECESSARY.

EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.

TOPOGRAPHIC SURVEY PERFORMED BY McENEANEY SURVEY ASSOCIATES, INC. DURING APRIL 2018.

SURVEY OF EXISTING CONDITIONS PERFORMED DURING THE MONTHS OF JANUARY THROUGH JUNE 2011, AND UPDATED DURING APRIL AND MAY 2018 BY McENEANEY SURVEY ASSOCIATES, INC.

EXISTING UTILITY LOCATION DATA OBTAINED FROM FIELD OBSERVATIONS AND BY DATA PROVIDED BY MOORE LOCATE SERVICE DATED JUNE 2011, AND UPDATED BY DIGSAFE MARKINGS THROUGH MAY 2018

- CONDITIONAL USE PERMITS GRANTED BY THE PLANNING BOARD FOR THE PROPOSED USE OR STRUCTURE, (PENDING)
- LOT COVERAGE - CASE NUMBER _____ AND DATE OF DECISION ____/____/____; CONDITIONS:
- FRONTAGE BUILDOUT - CASE NUMBER _____ AND DATE OF DECISION ____/____/____; CONDITIONS:
- STREET WALLS - CASE NUMBER _____ AND DATE OF DECISION ____/____/____; CONDITIONS:

52. ALL DISTURBED AREAS NOT OTHERWISE CALLED FOR SURFACE TREATMENT SHALL RECEIVE 4" OF HIGH QUALITY LOAM AND SHALL BE SEEDDED WITH GRASS. SEE PERMANENT SEEDING NOTES.
53. ALL BACKFILL IN TRENCHES AND FILL FOR ROADBEDS SHALL BE THOROUGHLY COMPACTED TO 95% OF OPTIMUM DENSITY.
54. THE CONTRACTOR SHALL MAINTAIN ADDITIONAL EROSION / SEDIMENT CONTROL MEASURES AS REQUIRED TO ASSURE THAT SOIL EROSION IS MINIMIZED AND THAT NO EROSION OCCURS OUTSIDE THE LIMITS OF THE PROPERTY.
55. ALL TEMPORARY EROSION CONTROL DEVICES PLACED SHALL BE MONITORED AND MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ALL DISTURBED AREAS ASSOCIATED WITH THE PROPOSED IMPROVEMENTS HAVE BEEN STABILIZED. REMOVAL OF THESE DEVICES SHALL BE OPTIONAL AND AS DIRECTED BY THE ENGINEER IN THAT SOME LOCATIONS MAY BE LEFT TO AFFORD PROTECTION FOR INDIVIDUAL LOT DEVELOPMENT. FINAL REMOVAL, HOWEVER, OF ANY OF THESE DEVICES SHALL BE SUBJECT TO APPROVAL BY THE SUBDIVISION INSPECTOR.
ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES
56. SEDIMENT CONTROL DEVICES SHALL BE PROVIDED IN ALL LOCATIONS DOWN-SLOPE OF ANY WORK, WHETHER SHOWN ON PLANS OR NOT.
57. ADDITIONAL TEMPORARY CONTROL DEVICES MAY BE REQUIRED PURSUANT TO THE ON-SITE DIRECTION OF THE PLANNING BOARD (OR ITS AUTHORIZED AGENT) OR INSPECTOR.
58. ALL FINISHED SLOPES SHALL BE TREATED AS FOLLOWS:

2:1 SLOPES TO 3:1 SLOPES
SLOPE MIX OF 50% CREEPING RED FESCUE, 30% KENTUCKY TALL FESCUE, 10% ANNUAL RYE GRASS, 5% REDTOP, 5% LADINO CLOVER, HYDROSEED AND HAY MULCH.

DRAINAGE SWALES
SEE DETAIL SHEET 10

HAY MULCH AND TACKING
TO BE FIELD SPECIFIED BY ENGINEER DEPENDING ON WEATHER CONDITIONS AND TIME OF SEEDING.

TOPSOIL
ALL DISTURBED AREAS TO HAVE 4" MINIMUM TOPSOIL AND SHALL BE SEEDED.

MAINTENANCE
ALL DISTURBED AND TREATED AREAS TO BE MAINTAINED UNTIL MATURE GROWTH IS ESTABLISHED.

59. ALL SLOPED GRANITE CURB ENDS SHALL BE TIPPED DOWN (SEE DETAIL) UNLESS BUTT TO ANOTHER FINISH.
60. SNOW STORAGE SHALL BE MANAGED THROUGH PROPER ON-SITE AND OFF-SITE DISPOSAL.
61. TRASH STORAGE WILL BE BY ON-SITE DUMPSTER.
62. PROPOSED ON-SITE WALKWAYS TO BE BRICK AND / OR PERVIOUS PAVER (SEE DETAILS).

DRAWN BY: RJM	FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15'	DATE: MAY 11, 2018



McEneaney
Survey
Associates

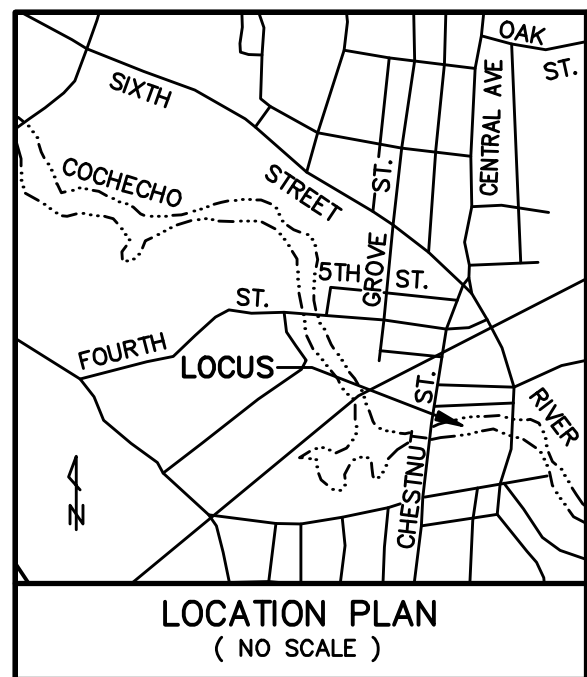
P.O. Box 681 – 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

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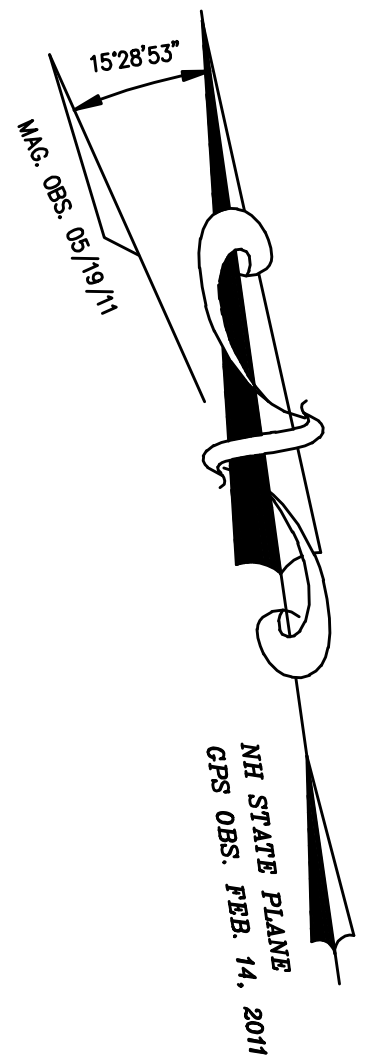
c i v i l e n g i n e e r i n g

P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

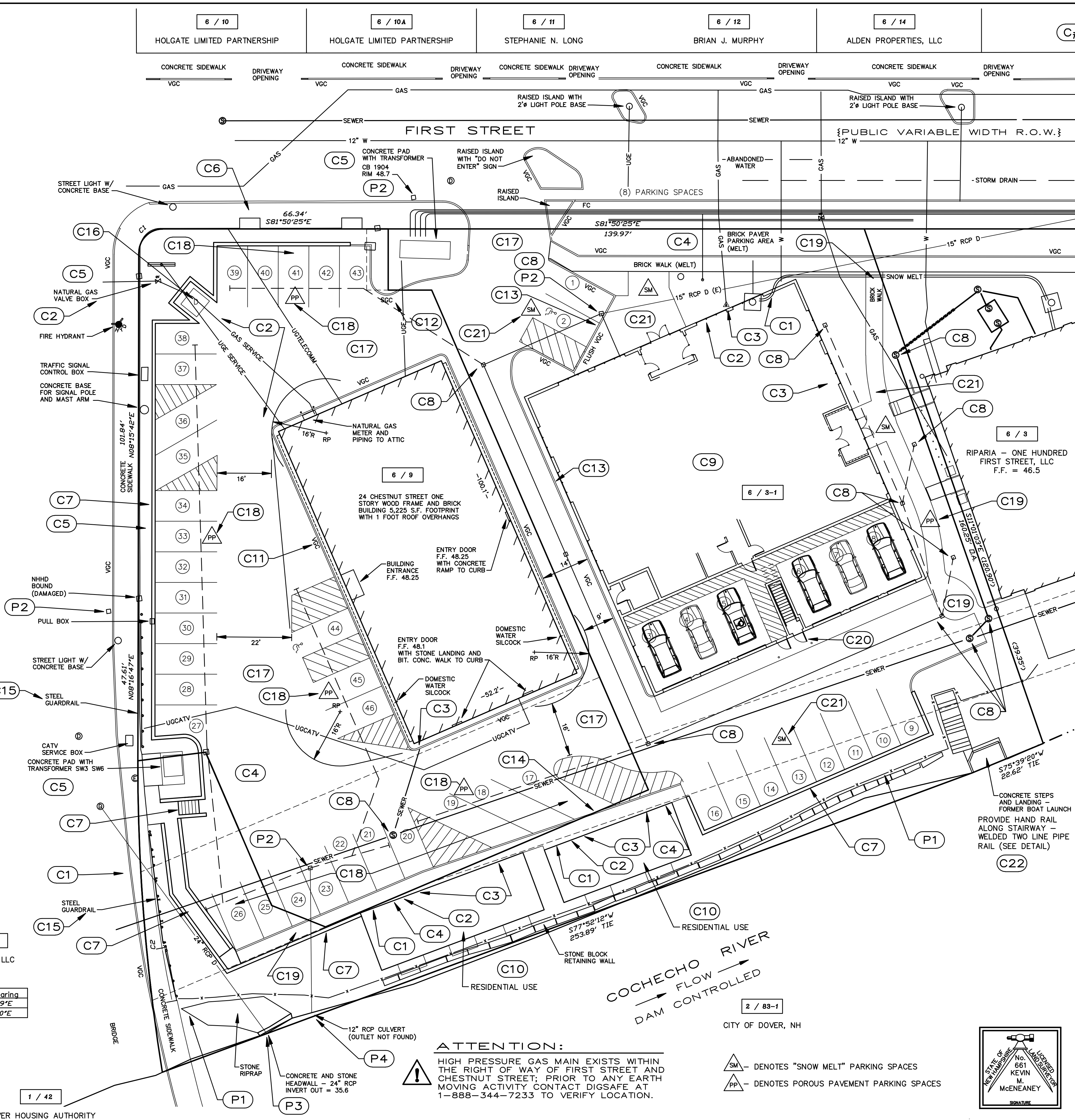
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT		RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS		RJM	KMM
NO.	DATE	DESCRIPTION		BY	CHK
		REVISIONS			
18-1924		PROP SITE	11-01	1-41	
PROJECT NO		TYPE	FIELDBOOK & PAGES		



31 / 6
LOYAL ORDER OF
MOOSE #443



CHESTNUT STREET
PUBLIC VARIABLE WIDTH R.O.W.}



- P#**
PRELIMINARY SEQUENCING
- PRELIMINARY / PRE-CONSTRUCTION SEQUENCE
PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT
1-888-344-7233.
- 1.) INSTALL DOUBLE ROW OF 12" "SILT SOXX" ALONG WATERFRONT FROM WESTERLY END OF 100 FIRST BUILDING TO CHESTNUT STREET, 300'±.
 - 2.) INSTALL "SILTSACK" CATCH BASIN INLET PROTECTION TO ALL CATCH BASINS WITHIN CONSTRUCTION ZONE. (3 PLACES)
 - 3.) PROTECT 24" RCP OUTLET INTO COCHECHO RIVER WITH SEDIMENT CONTROL DEVICES.
 - 4.) PROTECT 12" RCP OUTLET INTO COCHECHO RIVER WITH SEDIMENT CONTROL DEVICES.
- SEE SHEET 4 FOR ADDITIONAL PRELIMINARY / PRE-CONSTRUCTION SEQUENCE ITEMS.

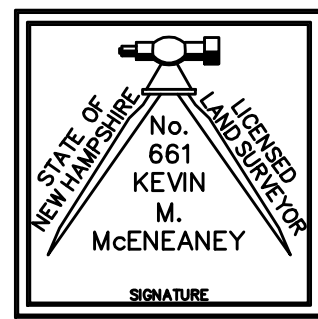
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	92°53'52"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP SITE	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

DOVER HOUSING AUTHORITY

ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

SM - DENOTES "SNOW MELT" PARKING SPACES
PP - DENOTES POROUS PAVEMENT PARKING SPACES



CONSTRUCTION SEQUENCING

- C#** CONSTRUCTION SEQUENCE:
PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.
- 1.) PROVIDE FOR WATER SERVICE CONNECTION FROM MAIN WITHIN CHESTNUT STREET TO PROPOSED BUILDINGS.
 - 2.) PROVIDE FOR NATURAL GAS SERVICE CONNECTION FROM MAIN WITHIN CHESTNUT STREET TO PROPOSED BUILDINGS, RELOCATE NATURAL GAS SERVICE TO 24 CHESTNUT STREET.
 - 3.) RECONSTRUCT SANITARY SEWER FROM 24 CHESTNUT STREET AS SHOWN. PROVIDE FOR SANITARY SEWER CONNECTIONS TO PROPOSED BUILDINGS AS SHOWN.
 - 4.) PROVIDE FOR POWER, TELECOMMUNICATIONS AND CABLE TELEVISION CONNECTIONS TO EXISTING UTILITIES TO PROPOSED BUILDINGS AS SHOWN.
 - 5.) PROTECT CHESTNUT STREET AND FIRST STREET UNDERGROUND SERVICES PER UTILITY RECOMMENDATIONS.
 - 6.) CONSTRUCT BRICK PAVEMENT SIDEWALK FROM SITE ENTRANCE WESTERLY TO ACCESSIBLE TRANSITION (SEE DETAIL).
 - 7.) CONSTRUCT RETAINING WALLS (HEIGHT VARIES FROM 0 FEET TO 6.5 FEET) PER DETAIL. PROVIDE 4' ABERDEEN STYLE FENCING ALONG TOP. CONSTRUCT CONCRETE STEPS AND PROVIDE WELDING RAILINGS IN LOCATION SHOWN.
 - 8.) CONSTRUCT PROPOSED CATCH BASINS AND YARD DRAINS. CONNECT TO EXISTING; CONSTRUCT ON-SITE PARKING AREAS; PROVIDE FOR DRAINAGE TIE-INS TO PROPOSED FOUNDATION AND ROOF DRAIN SYSTEMS; PROVIDE UNDERDRAINS AS SHOWN UNDER PARKING SPACES. ADJUST EXISTING DRAINAGE STRUCTURE RIMS TO MATCH PROPOSED GRADE, PROTECT WITH SEDIMENT CONTROL DEVICES. ADJUST EXISTING SEWER MANHOLE RIMS TO MATCH PROPOSED GRADE.
 - 9.) CONSTRUCT PROPOSED 5 STORY BUILDING PER ARCHITECTURAL REQUIREMENTS.
 - 10.) CONSTRUCT PROPOSED 1 / 3/4 STORY (COTTAGE) BUILDINGS PER ARCHITECTURAL REQUIREMENTS.
 - 11.) CONSTRUCT VERTICAL GRANITE CURB AND LANDSCAPE AT 24 CHESTNUT STREET, PROVIDE ACCESSIBLE TIP DOWNS AT BUILDING ENTRANCES.
 - 12.) CONSTRUCT SLOPED GRANITE CURB AT FIRST STREET ENTRANCE.
 - 13.) CONSTRUCT VERTICAL GRANITE CURB ALONG EASTERLY SIDE OF 14' WIDE DRIVE AT RESIDENTIAL BUILDING. CONSTRUCT VERTICAL GRANITE CURB ALONG TWO PARKING SPACES AT FRONT OF PROPOSED 5 STORY BUILDING.
 - 14.) CONSTRUCT VERTICAL GRANITE CURB ALONG COTTAGES, PROVIDE ACCESSIBLE TIP DOWNS AT LOCATION SHOWN.
 - 15.) STEEL GUARDRAIL - CLEAN AND PROVIDE TWO (2) COATS OF BLACK POWDER COAT.
 - 16.) CONSTRUCT 10'x10' CONCRETE PAD WITH CHAIN LINK FENCE SCREENING FOR DUMPSTER.
 - 17.) CONSTRUCT BITUMINOUS CONCRETE DRIVE/THROUGH WAYS.
 - 18.) CONSTRUCT PERVIOUS PAVEMENT UNDER PROPOSED PARKING AREAS (NOTED "PP"). STRIPE PARKING AS SHOWN.
 - 19.) CONSTRUCT PERVIOUS PAVEMENT WALKWAYS ALONG REAR PORTION OF PROPOSED WALKWAY BETWEEN RESIDENTIAL AND EXISTING 100 FIRST STREET BUILDINGS (NOTED "PP") AS SHOWN. CONSTRUCT PERVIOUS PAVEMENT WALKWAYS ALONG COTTAGES, INCLUDE ACCESSIBLE RAMPS.
 - 20.) CONSTRUCT 5' WIDE CONCRETE APRON ALONG GARAGES.
 - 21.) CONSTRUCT "SNOW MELT" SYSTEM UNDER PROPOSED PARKING AREAS, AT FRONT OF 5 STORY BUILDING, AND FRONT PORTION OF PROPOSED WALKWAY BETWEEN RESIDENTIAL AND EXISTING 100 FIRST STREET BUILDINGS (NOTED "SM") AS SHOWN.
 - 22.) CONSTRUCT HAND RAIL ALONG STAIRWAY TO BOAT LAUNCH - WELDED TWO LINE PIPE RAIL (SEE DETAIL)

SHEET 5

RIVERS MARK
PROPOSED SITE DEVELOPMENT PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25
DRAWN BY: **RJM** FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15' DATE: MAY 11, 2018



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Associates

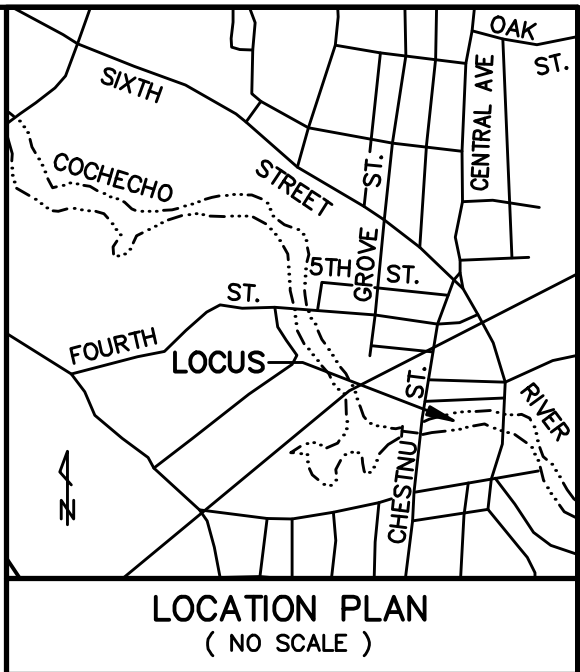
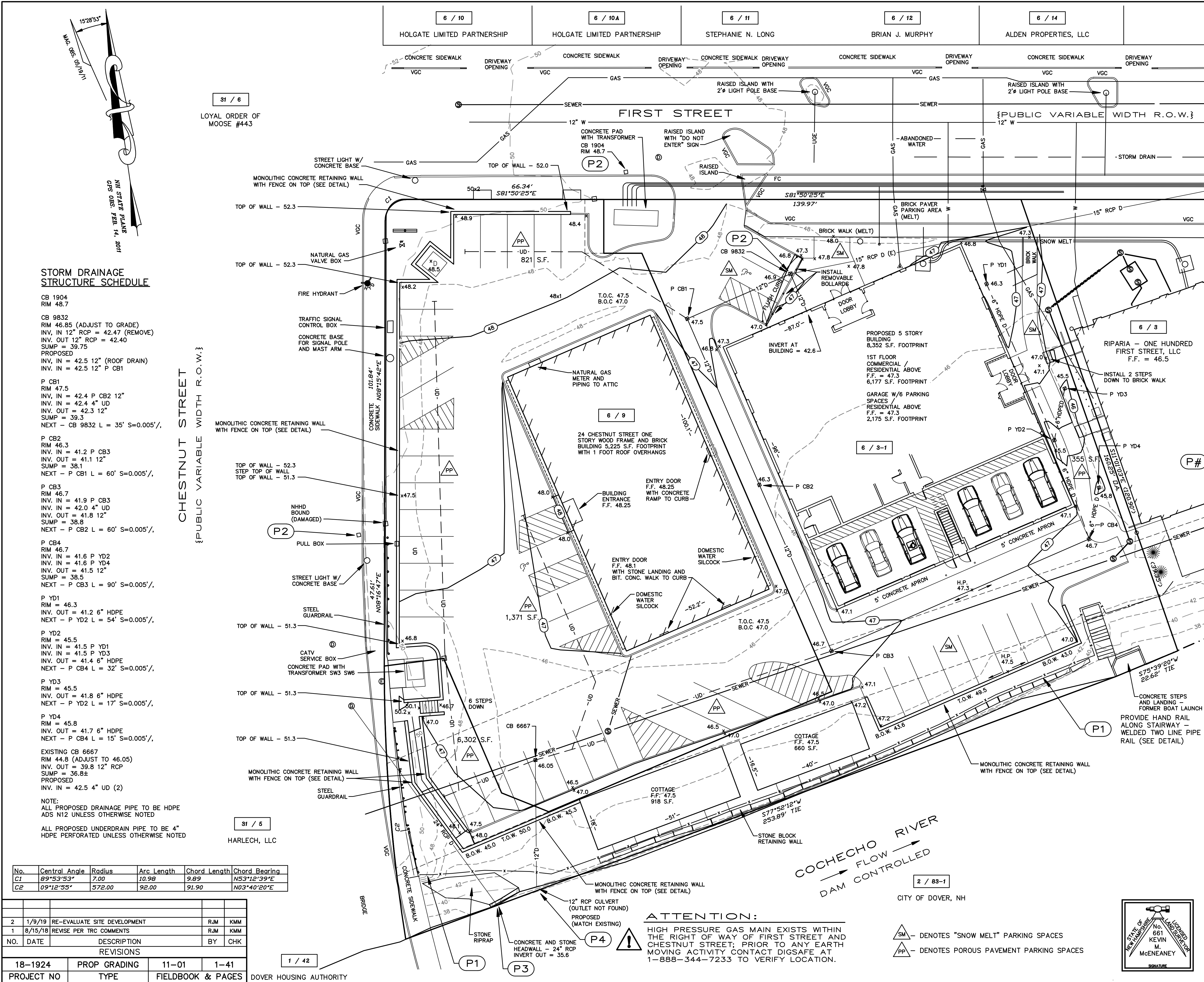
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

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c i v i l e n g i n e e r i n g

P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443



PROJECT AREA:	EXISTING 1.14 Ac. 49,392 S.F.	PROPOSED 1.14 Ac. 49,392 S.F.
CONTIGUOUS LAND DISTURBANCE:	N/A	42,350 S.F. (0.97 Ac.)
IMPERVIOUS AREA:	31,730 S.F. (64.3% SITE COVER)	29,723 S.F. (-2007 S.F.)
□ PER 149-14.A.(3)(c)(ii)a.		
1. MITIGATION AND TREATMENT OF 30% OF EXISTING IMPERVIOUS AREA	(0.30 x 31,730 S.F.)	= 9,519 S.F.
AND		
2. MITIGATION AND TREATMENT OF 50% OF ADDITIONAL IMPERVIOUS AREA	(0.50 x -2007 S.F.)	= -1004 S.F.
-----> THROUGH THE APPLICATION OF THE "LID" LOW INTENSITY DEVELOPMENT		
PER PLAN:		
1. SITE PLAN PROPOSES 355 S.F. OF PERVIOUS PAVERS.		
2. SITE PLAN PROPOSES 8,494 S.F. OF PERVIOUS BITUMINOUS PAVEMENT.		
3. SITE PLAN PROPOSES TO MITIGATE AND TREAT 8,849 S.F. THE PROPOSED IMPERVIOUS AREA IS 29,723 S.F.		
(0.30 x 29,723 S.F. = 8,917 S.F.)		

- PRELIMINARY SEQUENCING**
- PRELIMINARY / PRE-CONSTRUCTION SEQUENCE
PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.
- 1.) INSTALL DOUBLE ROW OF 12" "SILT SOXX" ALONG WATERFRONT FROM WESTERLY END OF 100 FIRST BUILDING TO CHESTNUT STREET, 300'±.
 - 2.) INSTALL "SILTSACK" CATCH BASIN INLET PROTECTION TO ALL CATCH BASINS WITHIN CONSTRUCTION ZONE. (3 PLACES)
 - 3.) PROTECT 24" RCP OUTLET INTO COCHECHO RIVER WITH SEDIMENT CONTROL DEVICES.
 - 4.) PROTECT 12" RCP OUTLET INTO COCHECHO RIVER WITH SEDIMENT CONTROL DEVICES.
- SEE SHEET 4 FOR ADDITIONAL PRELIMINARY / PRE-CONSTRUCTION SEQUENCE ITEMS.
- SHEET 6**

RIVERS MARK
PROPOSED SITE GRADING & DRAINAGE PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. **P 18-25**
DRAWN BY: **RJM** FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15' DATE: MAY 11, 2018



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Dover, NH 03820 (603) 742-0911

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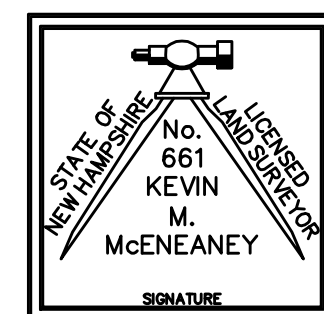
No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	92°53'52"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

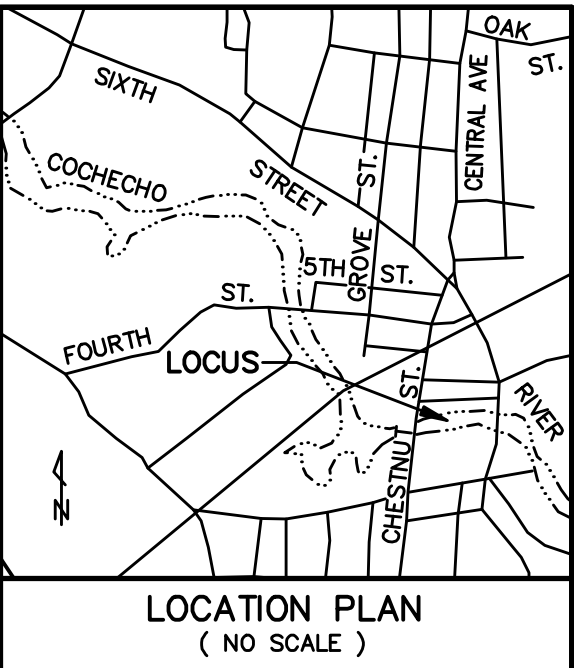
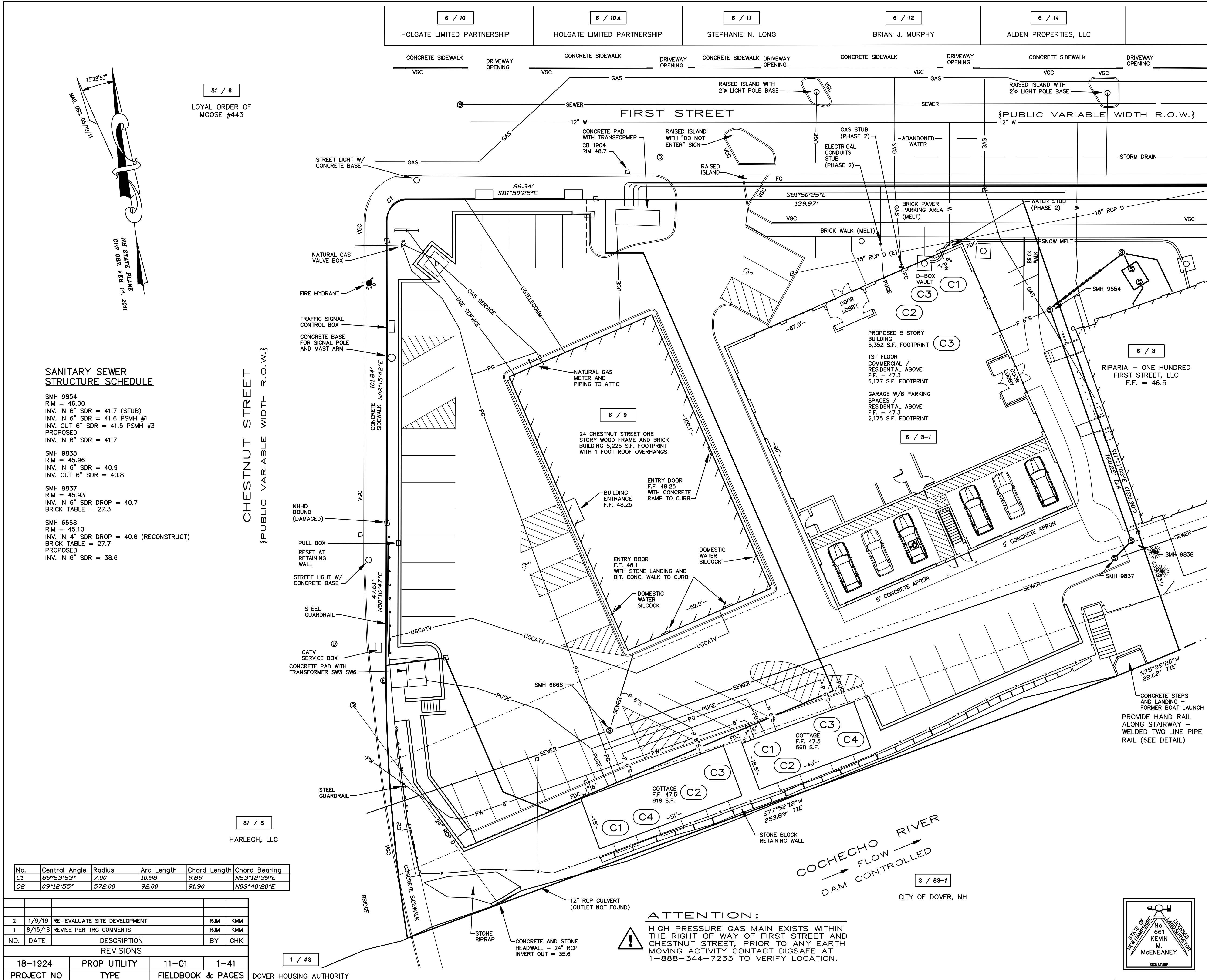
NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP GRADING	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

DOVER HOUSING AUTHORITY

ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

- SM - DENOTES "SNOW MELT" PARKING SPACES
PP - DENOTES POROUS PAVEMENT PARKING SPACES





**SANITARY SEWER
STRUCTURE SCHEDULE**

SMH 9854
RIM = 46.00
INV. IN 6" SDR = 41.7 (STUB)
INV. IN 6" SDR = 41.6 PSMH #1
INV. OUT 6" SDR = 41.5 PSMH #3
PROPOSED
INV. IN 6" SDR = 41.7

SMH 9838
RIM = 45.96
INV. IN 6" SDR = 40.9
INV. OUT 6" SDR = 40.8

SMH 9837
RIM = 45.93
INV. IN 6" SDR DROP = 40.7
BRICK TABLE = 27.3

SMH 6668
RIM = 45.10
INV. IN 4" SDR DROP = 40.6 (RECONSTRUCT)
BRICK TABLE = 27.7
PROPOSED
INV. IN 6" SDR = 38.6

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	92°53'53"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP UTILITY	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES	DOVER HOUSING AUTHORITY	

**RIVERS MARK
PROPOSED SITE UTILITY PLAN**
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25
DRAWN BY: **RJM** FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15' DATE: MAY 11, 2018

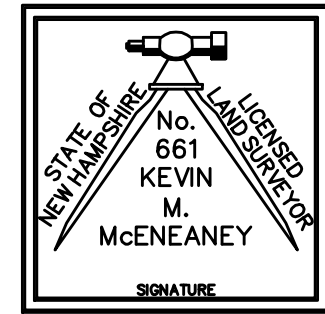


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Dover, NH 03820 (603) 742-0911

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P.O. Box 1166 181 Watson Road
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ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.



Design is based on drawings by McEneaney Survey Associates dated February 2019 and may require adjustment due to actual field conditions.

The Contractor shall follow best management practices during construction and shall take all means necessary to stabilize and protect the site from erosion.

The Contractor shall place prior to construction.

Erosion Control to consist of Hay Bales and Erosion Control Fabric shall be staked in place between the work and Water bodies, Wetlands and/or drainage ways prior to any construction.

The Contractor shall verify layout and grades and inform the Landscape Architect or Client's Representative of any discrepancies or changes in layout and/or grade relationships prior to construction.

It is the contractor's responsibility to provide drawings provided are to the correct scale prior to any bid, estimate or installation. A graphic scale bar has been provided on each sheet for this purpose. If it is determined that the scale of the drawing is incorrect, the landscape architect will provide a set of drawings at the correct scale, at the request of the contractor.

Trees to Remain within the construction zone shall be protected from damage for the duration of the project by snow fence or other suitable means of protection to be approved by Landscape Architect or Client's Representative. Snow fence shall be located at the drip line at a minimum and shall include top and all surface roots. Do not fill or mulch on the trunk flare. Do not disturb roots. In order to protect the integrity of the roots, branches, trunk and bark of the tree(s) no vehicles or construction equipment shall drive or park in or on the area within the drip line(s) of the tree(s). Do not store any refuse or construction materials or portalets within the tree protection area.

Location, support, protection, and restoration of all existing utilities and appurtenances shall be the responsibility of the Contractor.

The Contractor shall verify exact location and elevation of all utilities with the respective utility owners prior to construction. Call DIGSAFE at 1-888-344-7233.

The Contractor shall procure any required permits prior to construction.

Prior to any landscape construction activities Contractor shall test all existing loam and loam from off-site intended to be used for lawns and plant beds using a thorough sampling throughout the supply. Soil testing shall indicate levels of pH, nitrates, macro and micro nutrients, texture, soluble salts, and organic matter. Contractor shall provide Landscape Architect with test results and recommendations from the testing facility along with soil amendment plans as necessary for the proposed plantings to thrive. All loam to be used on site shall be amended as approved by the Landscape Architect prior to placement.

The Contractor shall conduct a soil test representative immediately. If at any point during demolition or construction a site condition is discovered which may negatively impact the completed project. This includes, but is not limited to, unforeseen drainage problems, unknown subsurface conditions, and discrepancies between the plan and the site. If a contractor is aware of a potential issue, and does not bring it to the attention of the landscape architect or owner's representative immediately, they may be responsible for the labor and materials associated with correcting the problem.

The Contractor shall turn over the site to the Owner and list the trees and plants to be nursery-grown under climatic conditions similar to those in the locality of the project. Plants shall conform to the botanical names and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the *American Standard of Nursery Stock*. American Standards Institute, Inc. 230 Southern Building, Atlanta, D.C. 30305.

A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

All plants shall be legibly tagged with proper botanical name.

The Contractor shall guarantee all plants for not less than one year from time of acceptance.

The Owner's Representative shall have the right to inspect and deliver for conformity to Specification requirements. Such approval shall not affect the right of inspection and rejection during or after the progress of the work. The Owner reserves the right to inspect and/or select all trees at the place of growth and reserves the right to approve a representative sample of each type of shrub, herbaceous perennial, annual, and ground cover at the place of growth. Such sample will serve as a minimum standard for all plants of the same species used in this work.

No substitutions of plants may be made without prior approval of the Owner or the Owner's Representative for any reason.

All landscaping shall be provided with either of the following

- a. An underground sprinkling system
- b. An outside hose attachment within 150 feet.

An automatic irrigation system is required. Irrigation valve boxes shall be located within planting bed areas.

The Contractor is responsible for plant material delivery from the time their work commences until final acceptance. This includes but is not limited to maintaining all plants in good condition, the security of the plant material once delivered to the site, and watering of plants. Plants shall be appropriately watered prior to, during and after planting. It is the contractor's responsibility to provide water from off site, should it not be available on site.

Planting areas shall be cleared of all debris and all plant beds shall be prepared to a depth of 12" with 75% loam and 25% compost.

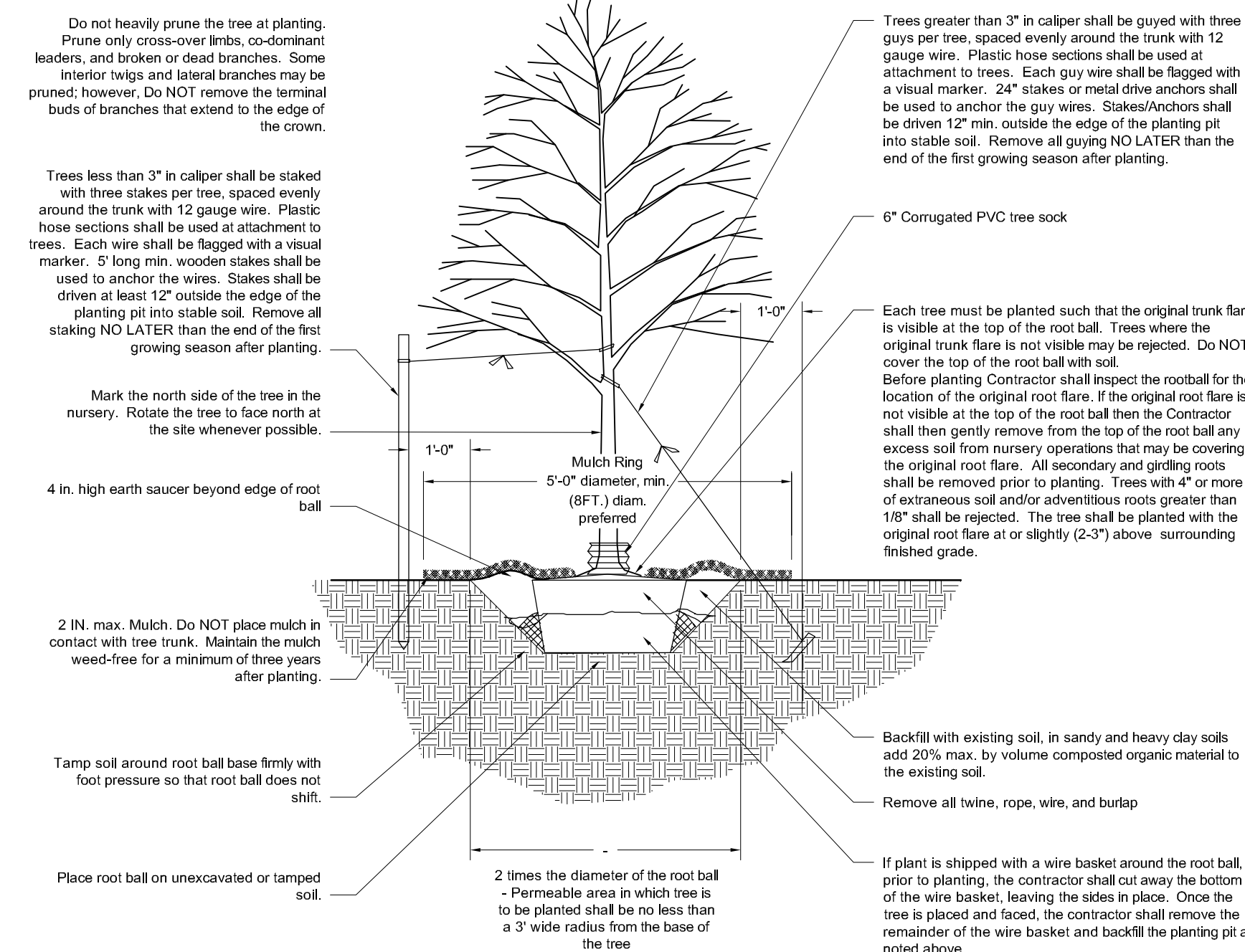
Trees, ground cover, and shrub beds shall be mulched to a depth of 2" with one-year-old, well-composted, shredded native bark not longer than 4" in length and 3/4" in width, free of woodchips and sawdust. Mulch for ferns and herbaceous perennials shall be no longer than 1" in length. Trees in lawn areas shall be mulched in a 5' diameter min. saucer. Color of mulch shall be black.

In no case shall mulch touch the stem of a plant nor shall mulch ever be more than 3" thick total (including previously applied mulch) over the root ball of any plant.

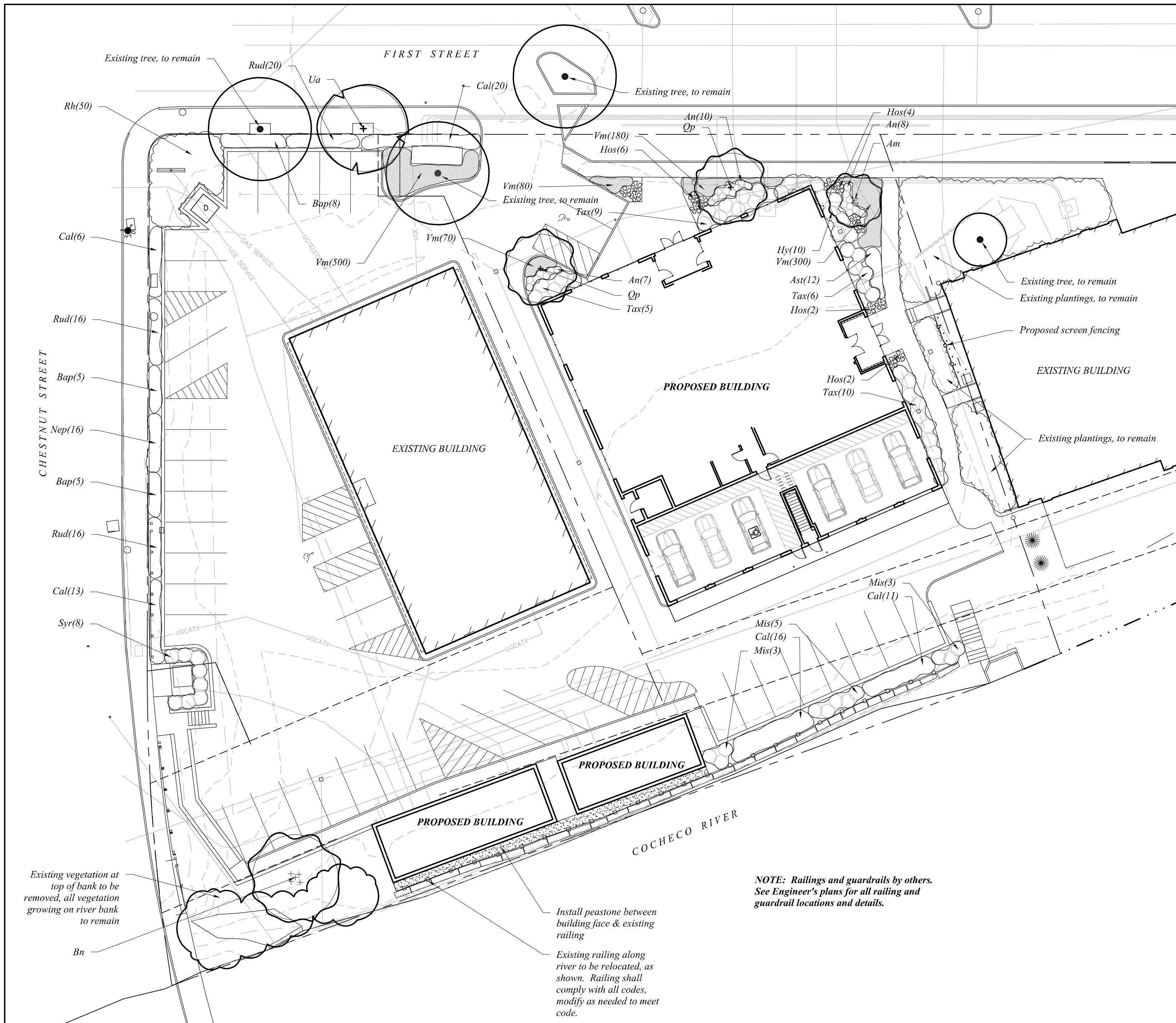
Secondary lateral branches of deciduous trees overhanging vehicular and pedestrian travel ways shall be pruned up to a height of 6' to allow clear and safe passage of vehicles and pedestrians under tree canopy.

Snow shall be stored a minimum of 5' from shrubs and trunks of trees.

Landscape Architect is not responsible for the means and methods of the contractor.



2	2/19/19	PER REVISED SITE PLAN		VM	RW
1	9/06/18	TRC		VM	RW
NO.	DATE	DESCRIPTION		BY	CHK
REVISIONS					
18-1924		PROPLANDSCAPE	11-01	1-41	
PROJECT NO		TYPE	FIELDBOOK & PAGES		



Plant List					
TREES					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Am	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Serviceberry	1	10-12' Ht	Multi-stem B&B
Bn	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	1	10-12' Ht	Multi-stem B&B
Gp	<i>Quercus palustris</i> 'Green Pillar'	Pin Oak	2	3-3.5" Cal	
Ua	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	1	3-3.5" Cal	
SHRUBS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
Hy	<i>Hydrangea arborescens</i> 'Incrediball'	Incrediball Hydrangea	10	5 gal	
Rh	<i>Rhus aromatica</i> 'Glow-Low'	Glow-Low Sumac	50	3 gal	
Syr	<i>Syringa</i> 'Bloomerang'	Bloomerang Lilac	8	5 gal	
Tax	<i>Taxus media</i> 'Greenwave'	Greenwave Yew	36	5 gal	
PERENNIALS, GROUNDCOVERS, WNEs and ANNUALS					
Symbol	Botanical Name	Common Name	Quantity	Size	Comments
An	<i>Anemone</i> 'Honoree Jobert'	Windflower	25	1 gal	
Ast	<i>Astilbe</i> 'Fanal'	Rubyled Astilbe	12	1 gal	
Bap	<i>Baptisia australis</i>	False Blue Indigo	18	1 gal	
Cal	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	66	2 gal	
Hos	<i>Hosta</i> 'Frances Williams'	Frances Williams Hosta	14	1 gal	
Mis	<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass			
Nep	<i>Nepeta faassenii</i> x 'Walker's Low'	Walker's Low Catmint	16	1 gal	
Rud	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	52	1 gal	
Vm	<i>Vinca minor</i> 'Bowles'	Bowles Periwinkle	1130	plugs	



woodburn
& company

LANDSCAPE ARCHITECTURE

103 Kent Place Newmarket, New Hampshire Phone: 603.659.5949

RIVERS MARK
PROPOSED SITE LANDSCAPE PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25

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SCALE: 1 = 20	DATE: DATE
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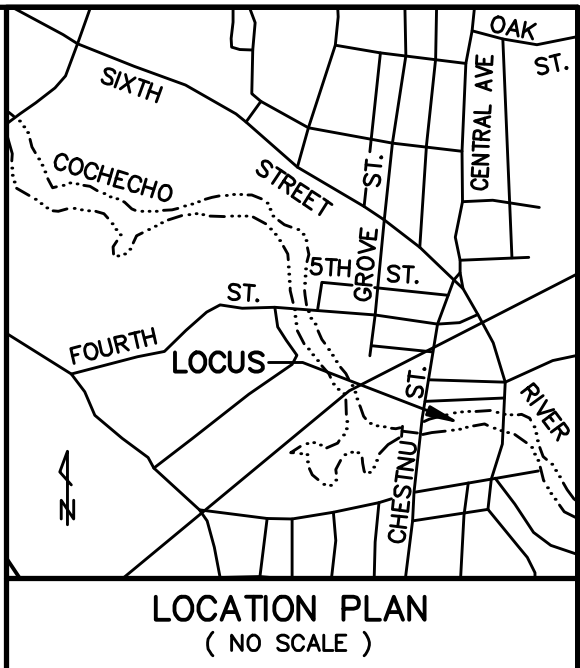
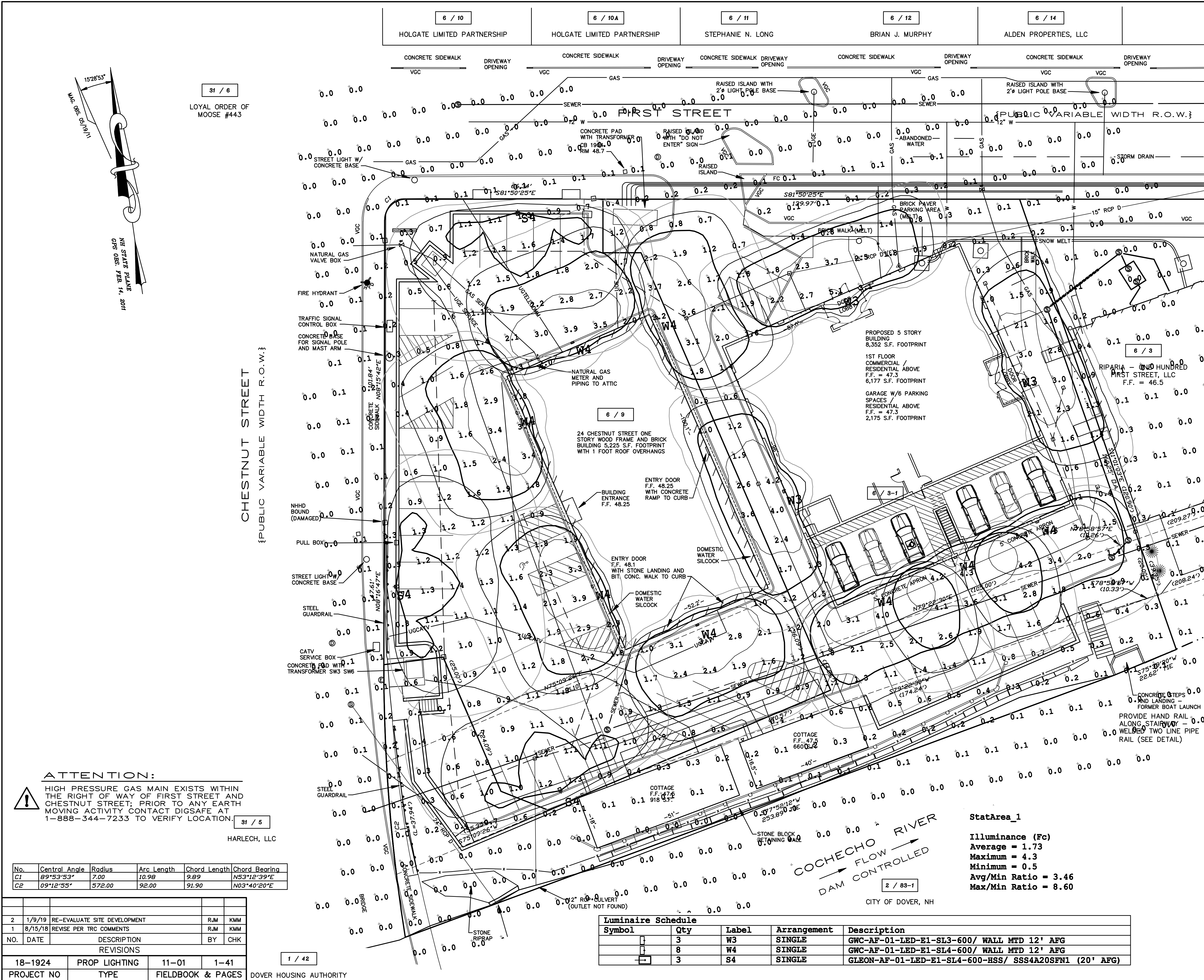
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SHEET 8



SHEET 9

RIVERS MARK
PROPOSED SITE LIGHTING PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY of STRAFFORD
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ATTENTION:

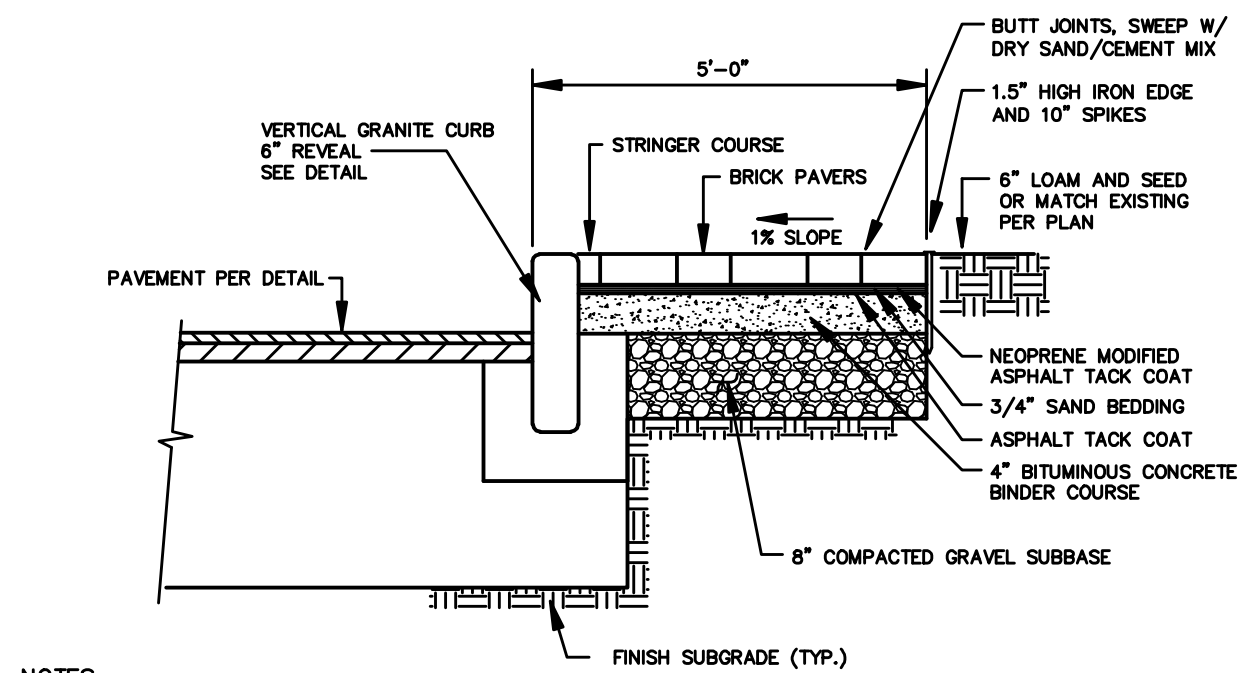
HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	92°53'53"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP LIGHTING	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES	DOVER HOUSING AUTHORITY	

Luminaire Schedule

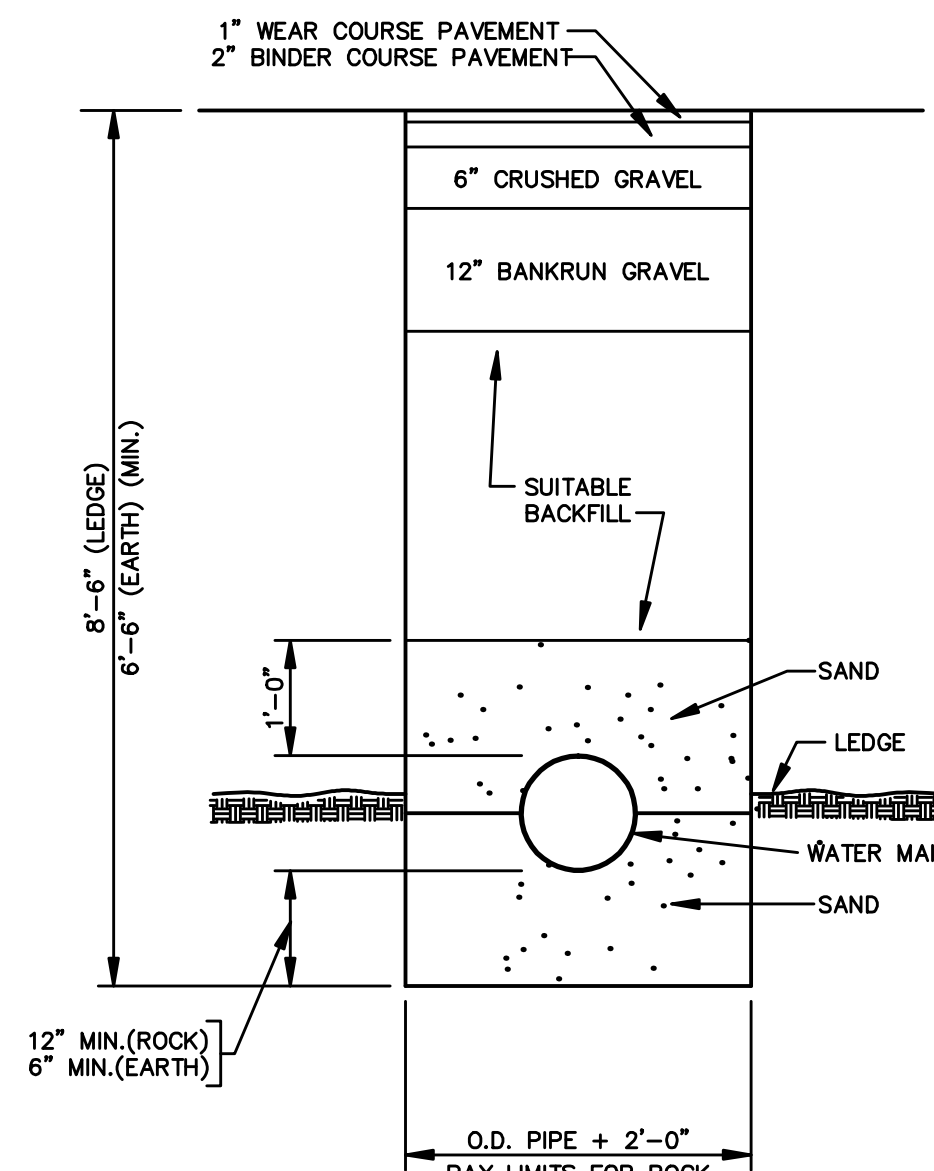
Symbol	Qty	Label	Arrangement	Description
W3	3	W3	SINGLE	GWC-AF-01-LED-E1-SL3-600/ WALL MTD 12' AFG
W4	8	W4	SINGLE	GWC-AF-01-LED-E1-SL4-600/ WALL MTD 12' AFG
S4	3	S4	SINGLE	GLEON-AF-01-LED-E1-SL4-600-BSS/ SSS4A20SFN1 (20' AFG)



NOTES:
1.) CURB REVEAL TO BE 6" IN ALL CASES.
2.) BRICK IS TO BE SET ONLY AFTER CURB IS PLACED.

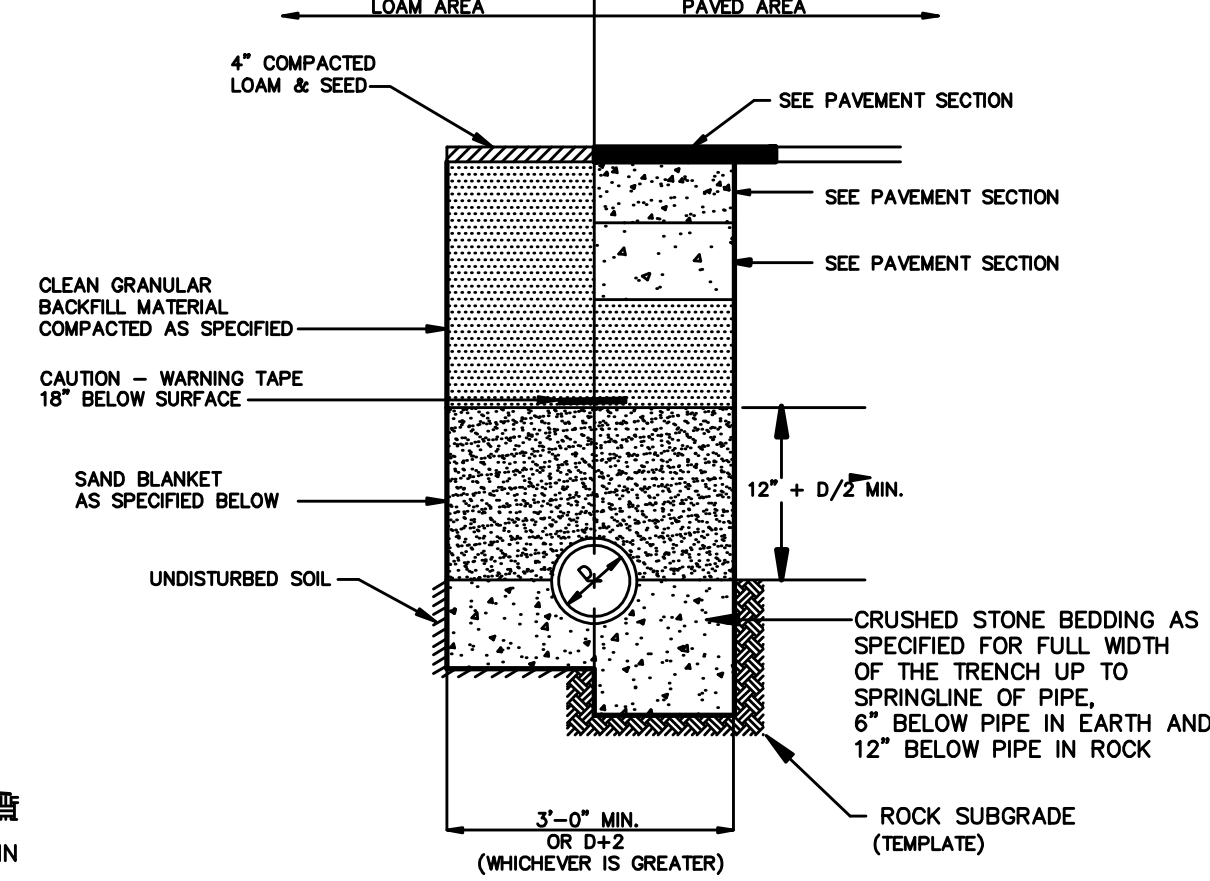
TYPICAL BRICK SIDEWALK SECTION

NOT TO SCALE



TYPICAL WATER TRENCH

NOT TO SCALE



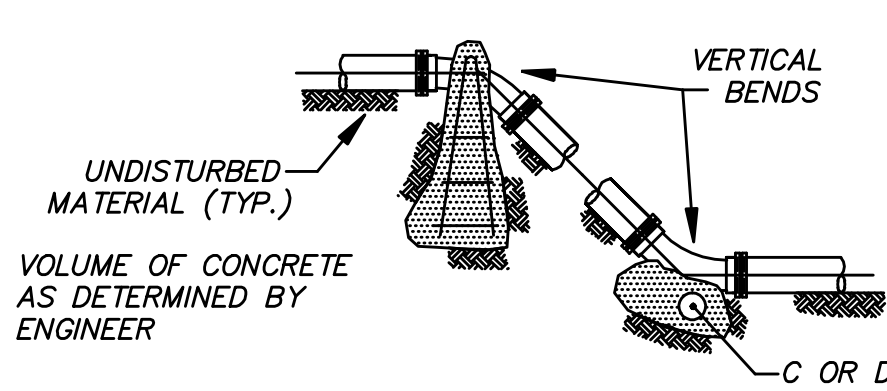
BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET		CRUSHED STONE BEDDING *	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

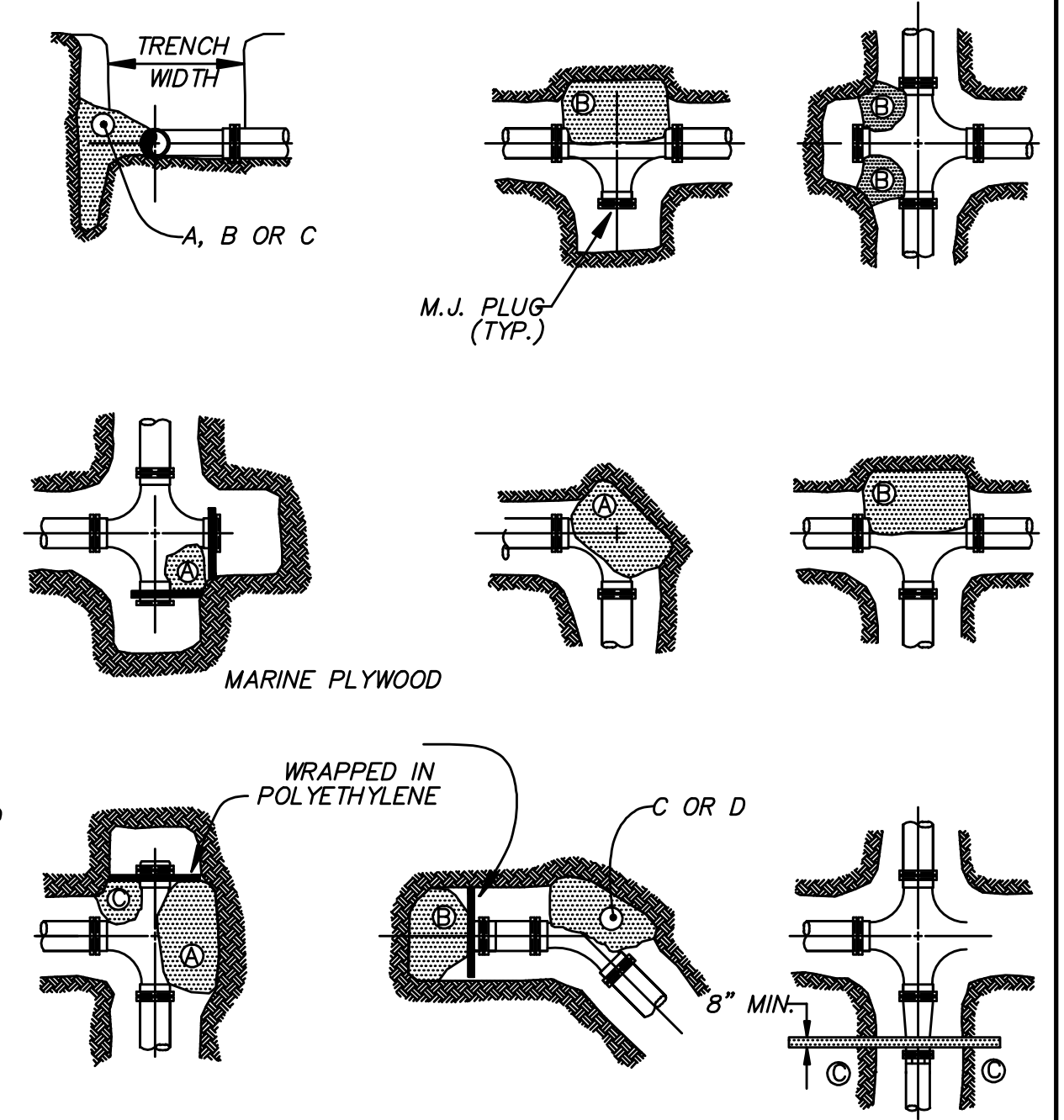
UTILITY TRENCH SECTION

NOT TO SCALE



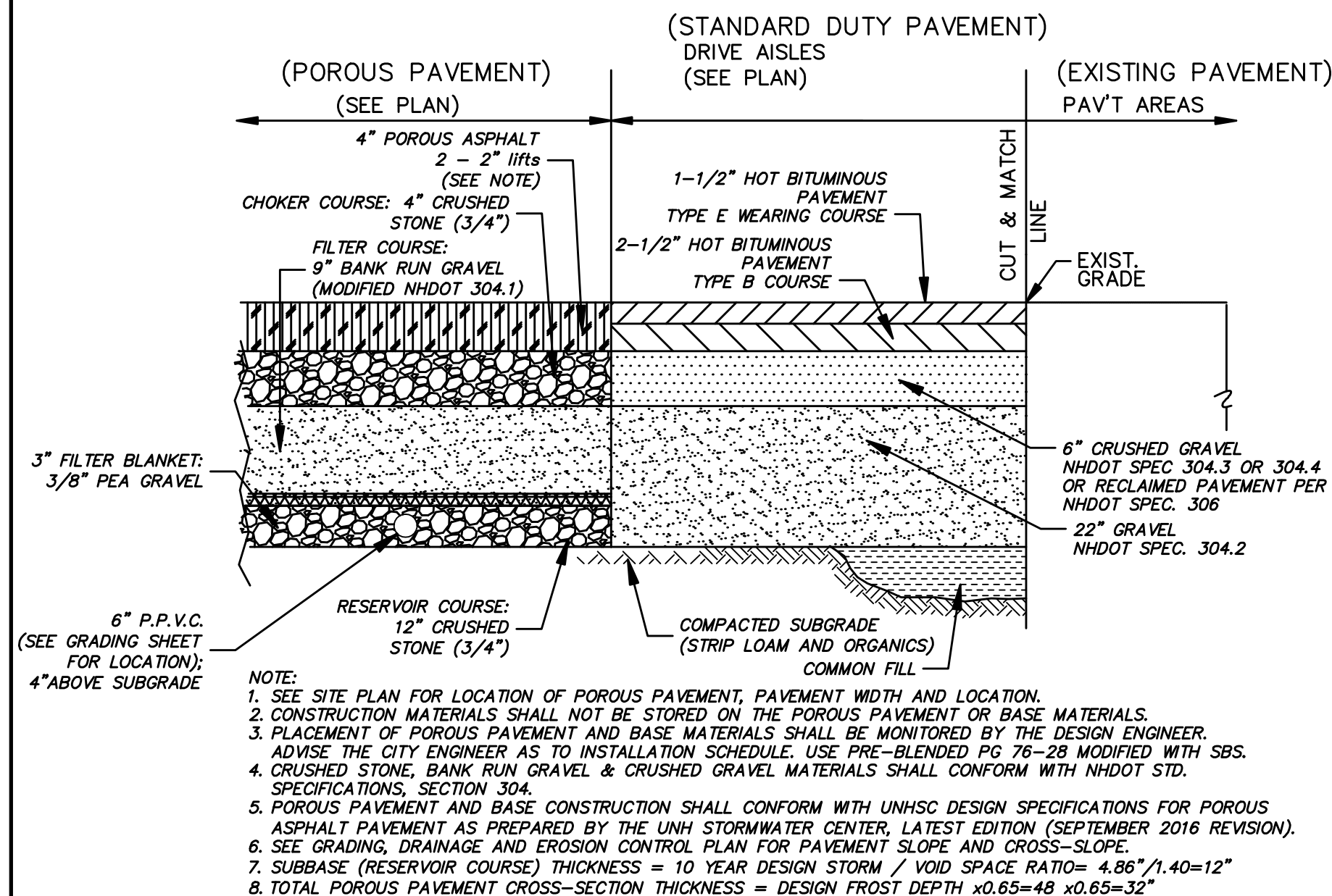
SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL		PIPE SIZE			
REACTION TYPE		4"	6"	8"	12"
A 90°	0.89	2.19	3.82	11.14	17.24
B 180°	0.65	1.55	2.78	8.38	12.00
C 45°	0.48	1.19	2.12	6.02	9.32
D 22-1/2°	0.25	0.60	1.06	3.08	4.74
E 11-1/4°	0.13	0.30	0.54	1.54	2.38

- NOTES:
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 - PLACE BOARD IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCKS.
 - WHERE M.J. PIPE IS USED, M.J. PLUG WITH RETAINER GLAND MAY BE SUBSTITUTED FOR END BLOCKINGS.



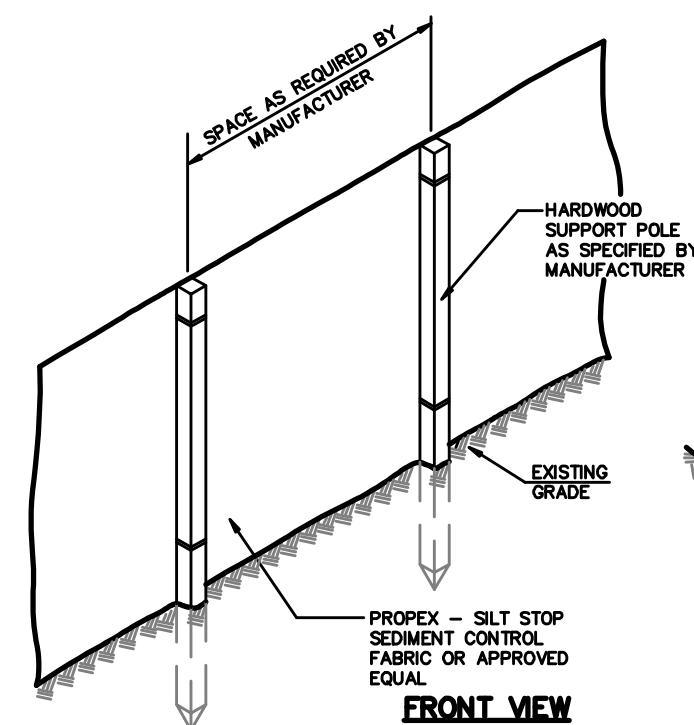
THRUST BLOCKING DETAIL

NOT TO SCALE



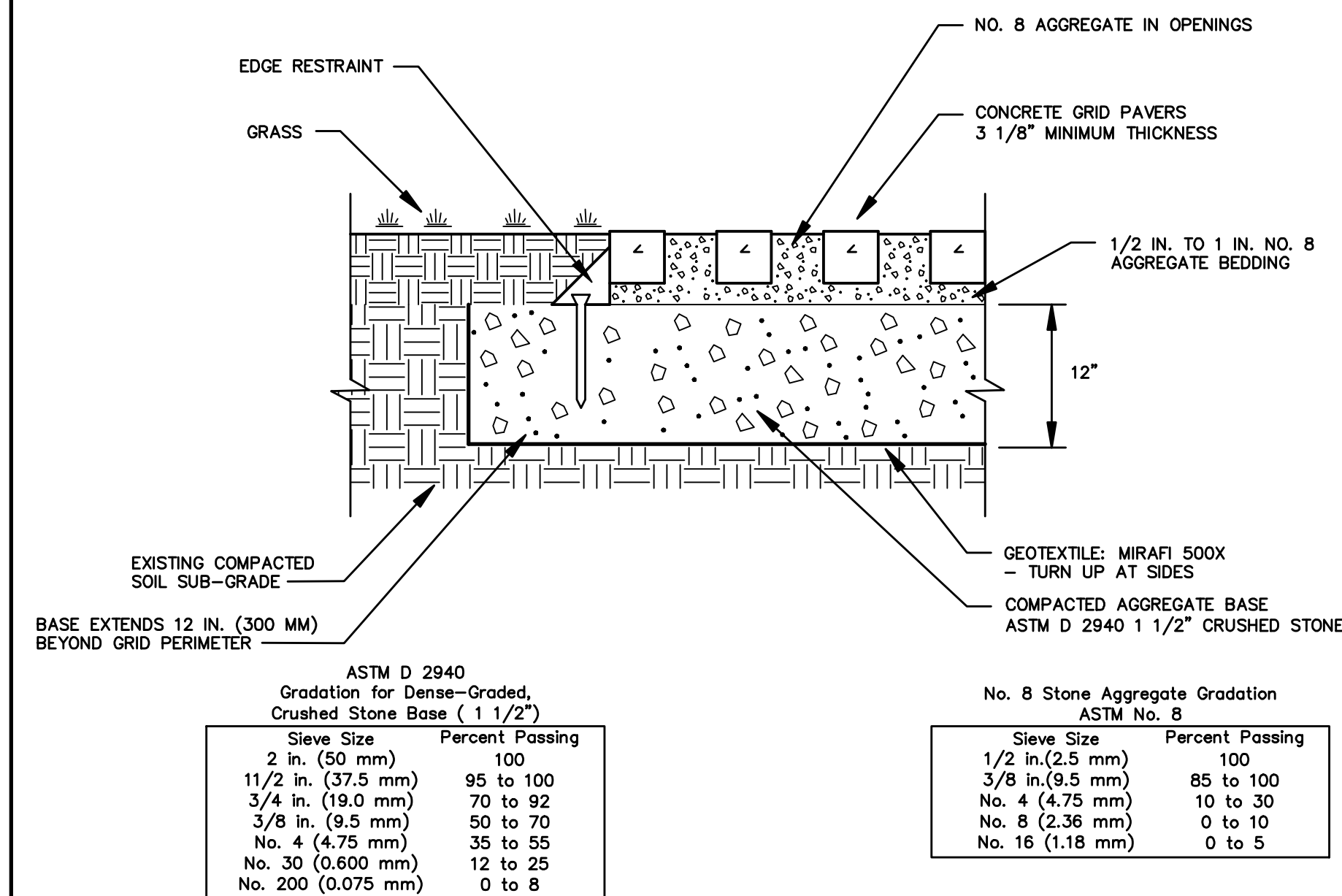
STANDARD DUTY & POROUS PAVEMENT SECTION

NOT TO SCALE



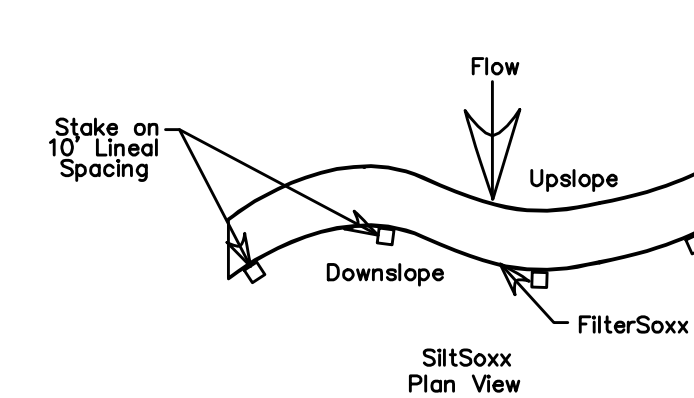
SILT FENCE DETAIL

NOT TO SCALE

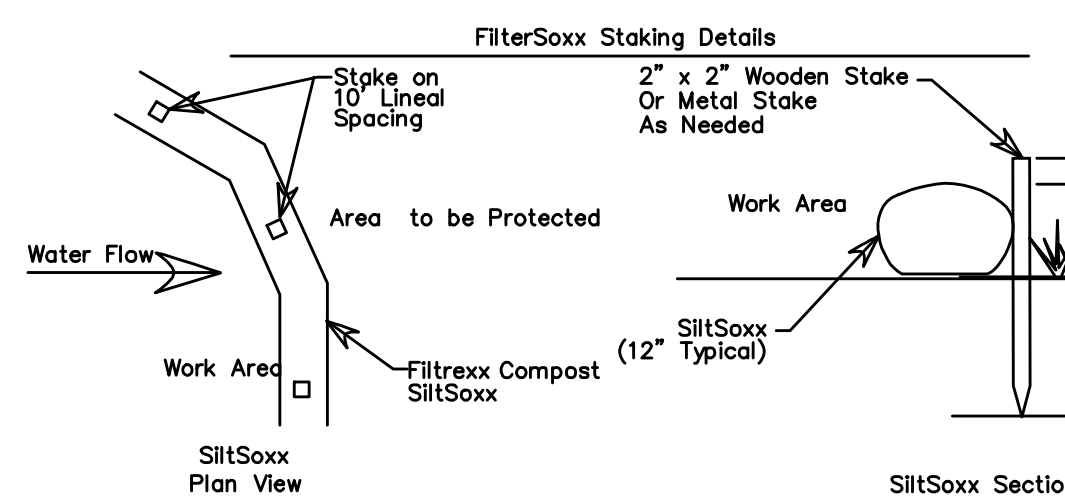


PERMEABLE CONCRETE GRID PAVERS WITH FULL EXFILTRATION TO SOIL SUBGRADE

NO SCALE



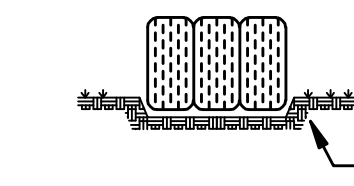
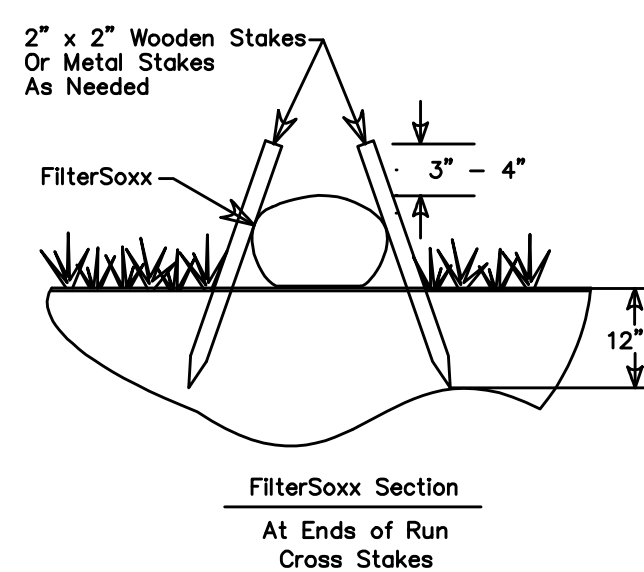
- Notes:
- All material to meet Filtrxxx specifications
 - FiltrSoxx compost/soil/rock/seed fill to meet application requirements.
 - Compost material to be dispersed on site, as determined by Engineer.



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

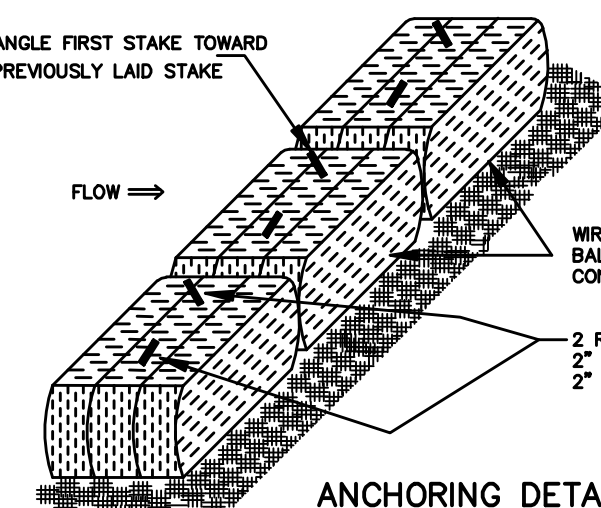
SiltSoxx Details

NOT TO SCALE



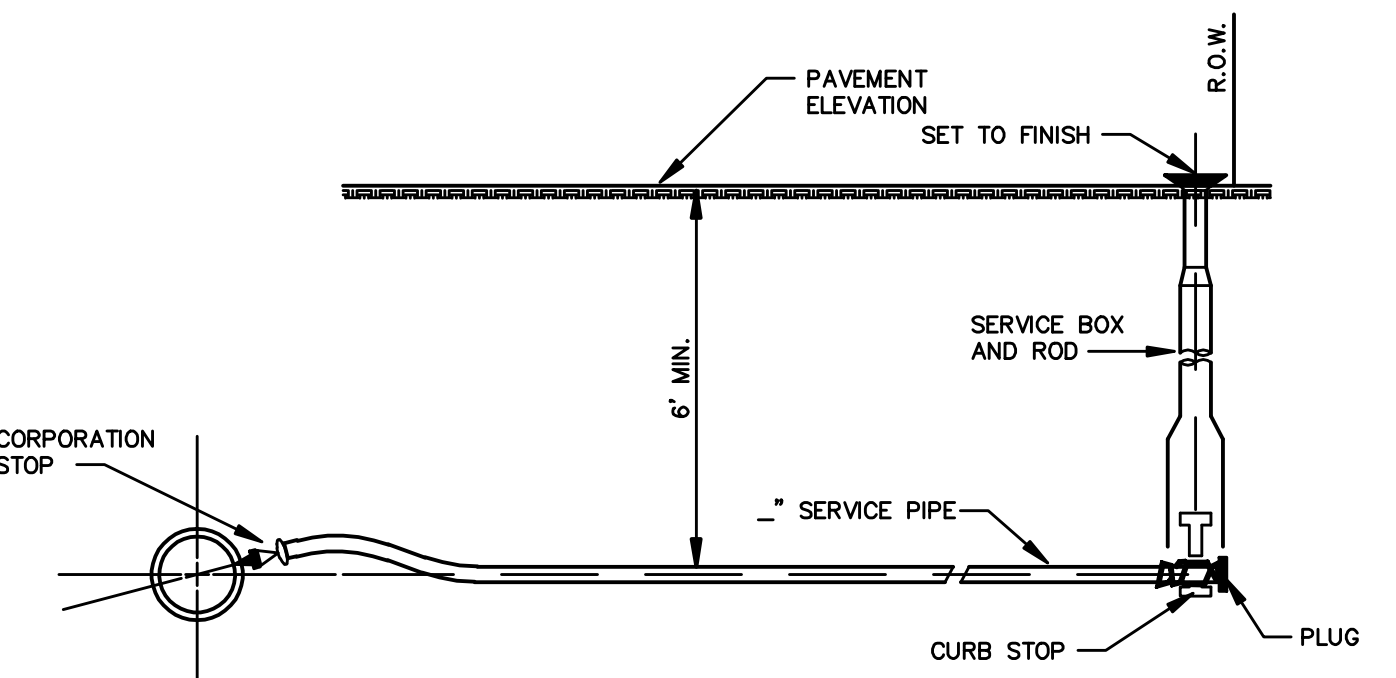
CONSTRUCTION SPECIFICATIONS

- Bales shall be placed in a row with ends tightly abutting the adjacent bales.
- Each bale shall be embedded in the soil a minimum of 4".
- Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
- Inspection shall be frequent, and repair or replacement shall be made promptly as needed.
- Bales shall be removed when they have served their usefulness, so as not to block or impede storm flow or drainage.



STRAW OR HAY BALE BARRIERS

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

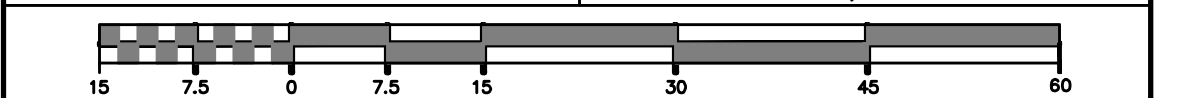
NOT TO SCALE

SHEET 10

RIVERS MARK
PROPOSED SITE DETAIL SHEET 1
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25

DRAWN BY: RJM FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15' DATE: MAY 11, 2018



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Survey
Associates
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

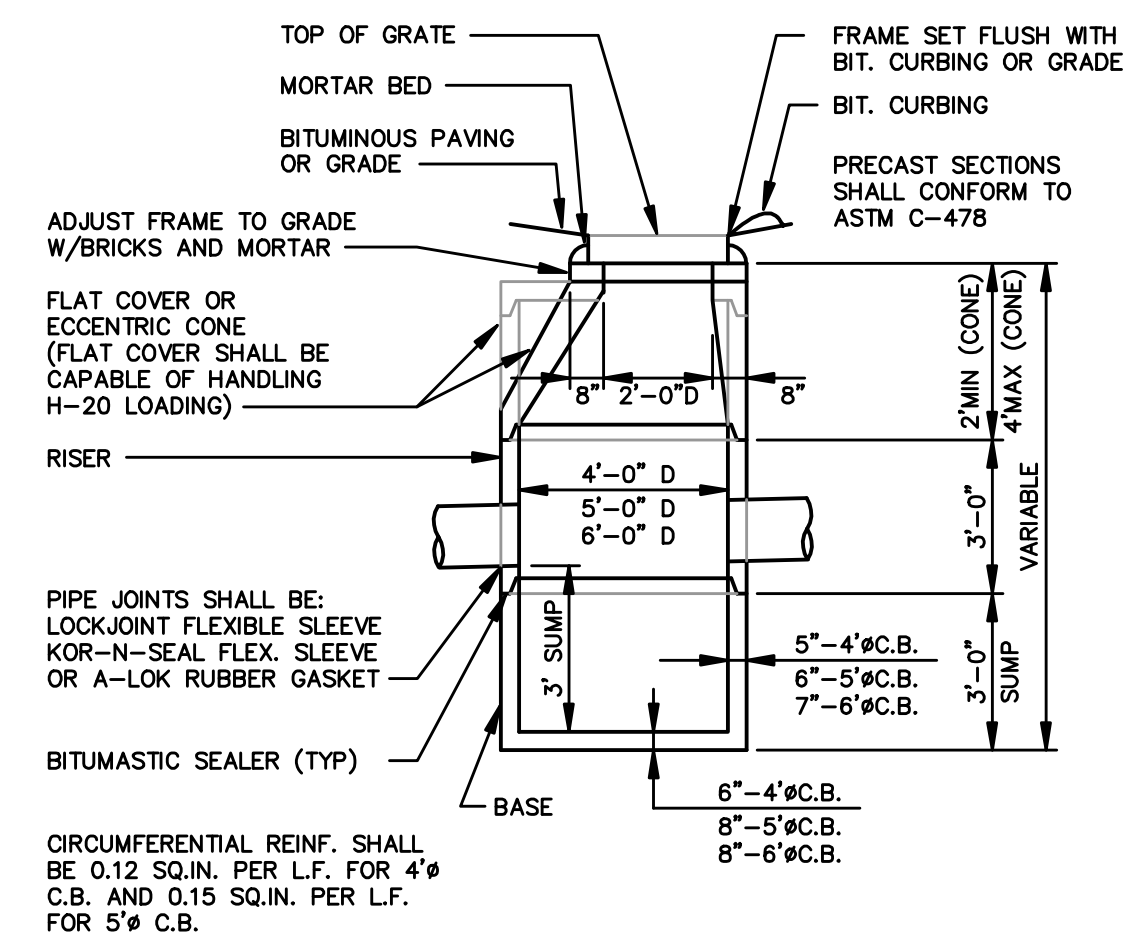
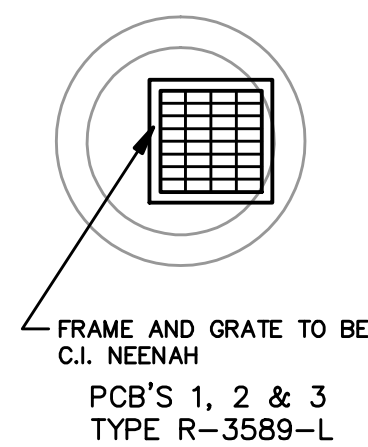
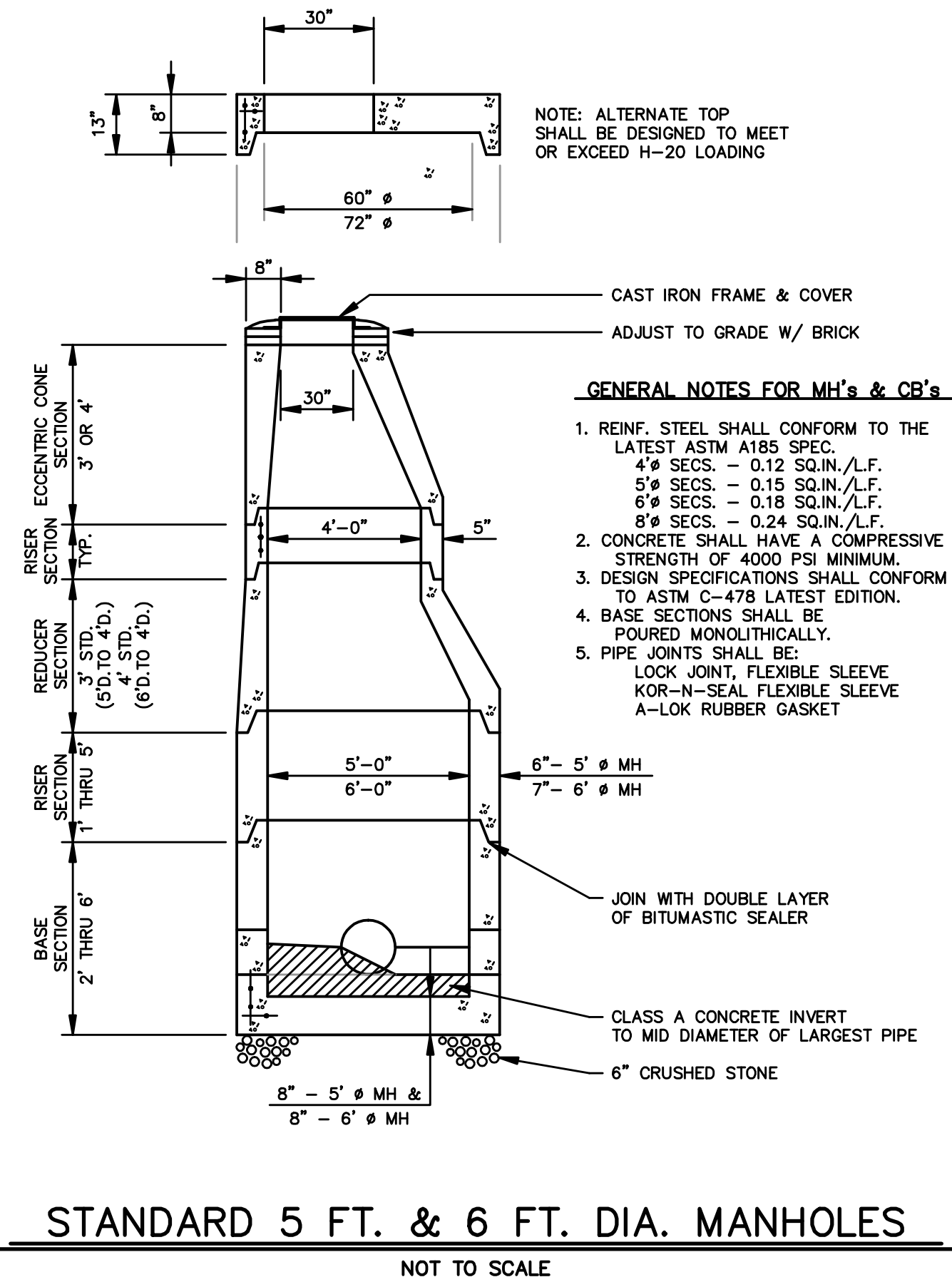
SURVEYING - PLANNING - CONSULTING

Civilworks New England

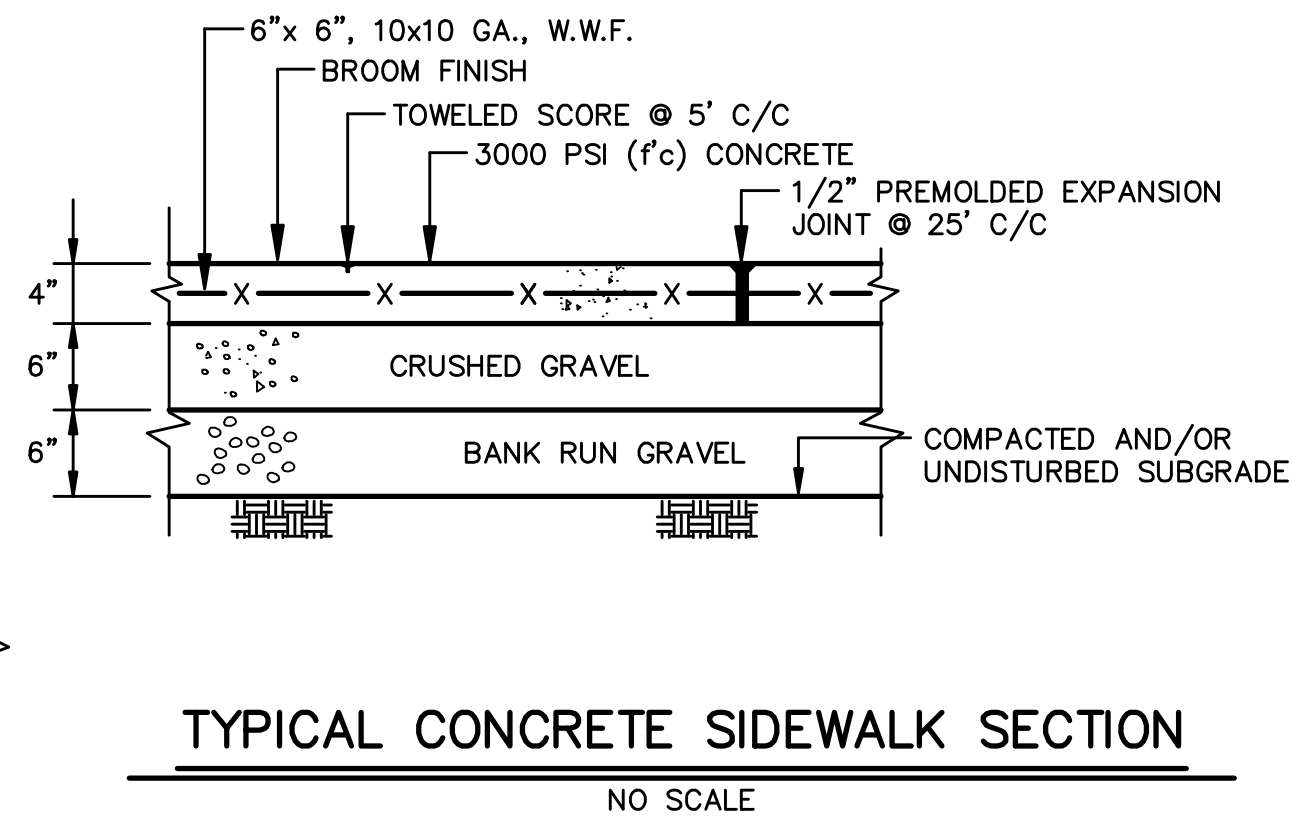
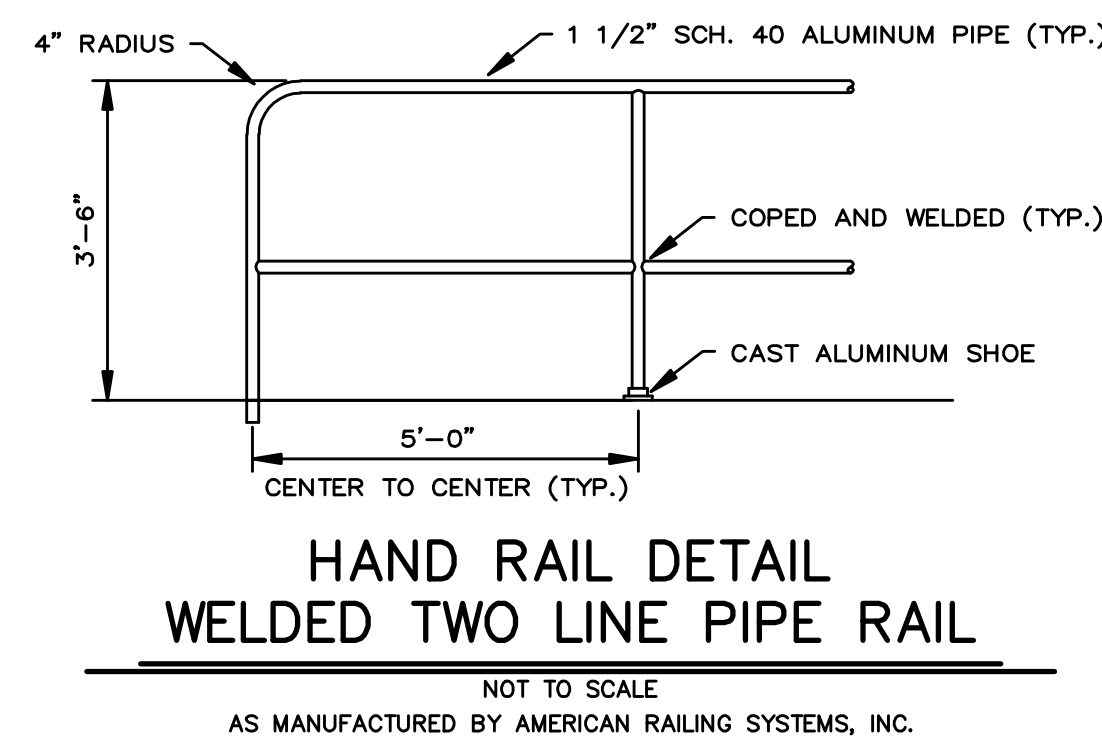
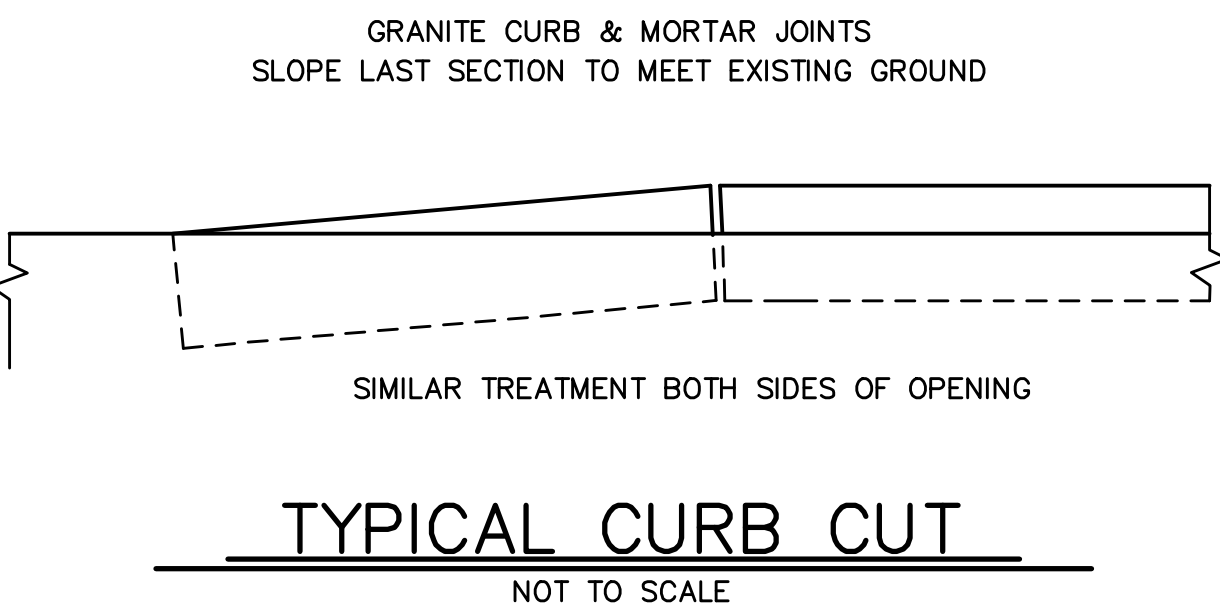
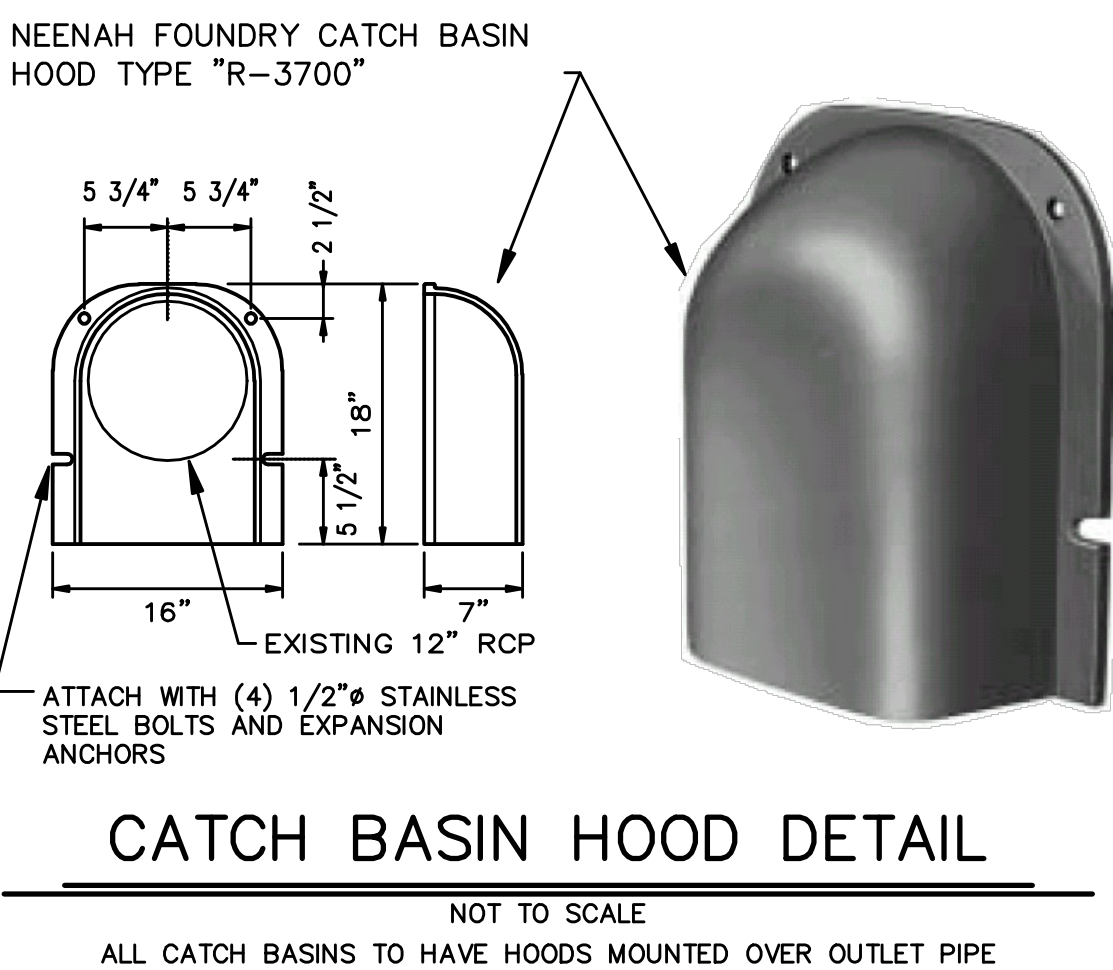
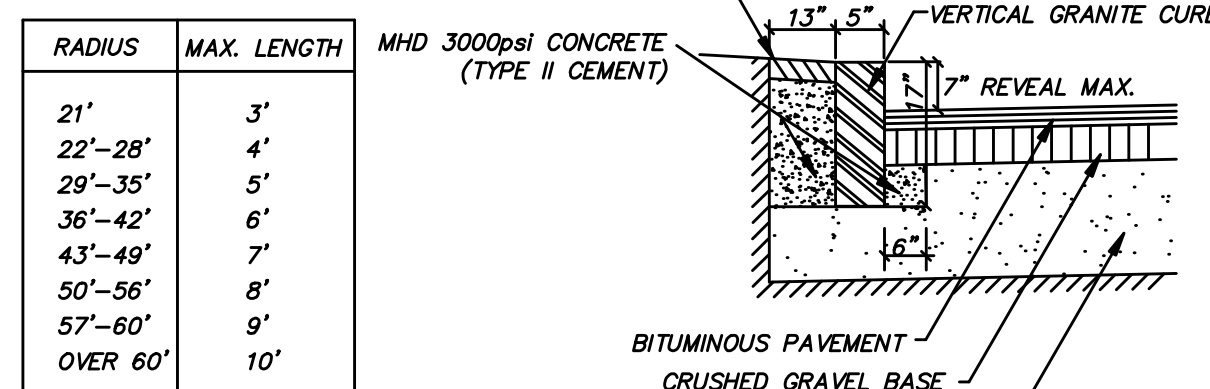
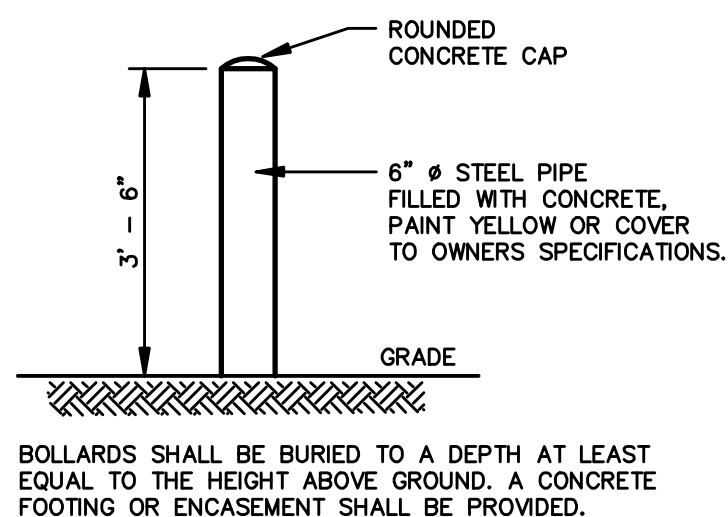
c i v i l e n g i n e e r i n g

P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
18-1924	DETAIL 1	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



- All construction shall conform with the State of New Hampshire Department of Transportation (NHDOT), "Standard Specifications for Road and Bridge Construction"; hereinafter referred to as the "Standard Specifications".
- Storm drains shall be reinforced concrete pipe, class IV, and shall be jointed with neoprene "O" rings.
- Catch basins and manholes shall be pre-cast reinforced concrete designed by an engineer registered in New Hampshire, and able to withstand loadings of 8 tons (H20 Loading).
- Manholes shall have cast iron frames and covers with 30" inside diameter openings. A 3-inch (minimum) letter "D" for drain shall be plainly cast into the center of each cover.
- Catch basins and manholes shall be adjusted to grade with courses of brick. Maximum adjustment to grade shall be 12 inches. Frames shall be set on a full bed of mortar, true to grade and concentric with the masonry. All voids between the top of the structure and the bottom flange of the frame shall be completely filled to make a watertight fit. A ring of mortar at least one inch thick and pitched to shed water away from the frame, shall be placed over and around the outside of the bottom flange. The mortar shall extend to the outer edge of the masonry all around its circumference and shall be finished smooth. No visible leakage will be permitted.
- Invert channels of sewer manholes shall be formed smoothly to the largest pipe radius. Changes in grade shall be formed smoothly and evenly. The floor of the structure outside the channels shall be sloped towards the channels at approximately 1/2 inch per foot. The floor at the channel shall match the crown of the largest pipe.
- Trench construction will conform with Section 603.3.1 of the Standard Specifications (1974).
- Wood sheeting or a suitable trench box shall be used to support the trench as necessary. If wood sheeting is used, it shall be driven at a distance of 1 foot from the outside diameter of the pipe to a depth 6 inches below the invert of the pipe. Wood sheeting shall be cut off and left in place to an elevation not less than 1 foot above the top of the pipe, but not greater than 3 feet below the finished grade.
- Bedding shall conform with Section 603.3.2 of the Standard Specifications (1974).
- Backfill material will conform with Section 603.3.5 of the Standard Specifications (1974) and, in addition, shall exclude debris, pieces of pavement, organic matter, top soil, all wet or soft muck, peat or clay, all excavated ledge material, frozen material, all rocks over 6 inches in largest dimension, or any material which, as determined by the Engineer, will not provide sufficient support or maintain the completed construction in a stable condition. Backfill shall not be placed on frozen or previously frozen material.
- All backfill and bedding compaction shall meet the requirements of AASHTO T 99 Method C. Density shall be 95 percent. Compaction shall be 6 inch lifts for bedding and backfill to a plane 1 foot above the pipe and in 12 inch lifts thereafter by an approved mechanical compactor.
- Should frozen material be encountered, it shall not be placed in the backfill nor shall backfill be placed upon frozen material. Previously frozen material shall be removed as required before new backfill is placed.
- The Contractor shall be responsible for any damage to frames and grates during and from the time of removal from the existing structure to and during the time of resetting, and shall replace in kind any damaged frames or grates at no additional compensation.
- Existing excavated reinforced concrete pipe may be reused where it is found to be undamaged and meets the requirements set forth in these specifications. Excavated pipe proposed for reuse is subject to inspection and approval by the Engineer.
- All trenches will be covered and debris, including any rejected materials, shall be removed daily. Strict safety precautions shall be maintained at all times.
- Location of utilities shown on the plans are approximate.
 - the Contractor shall, 48 hours prior to construction, notify the utility companies and have all utilities in the vicinity of the construction marked in the field.
 - after the utilities have been located and prior to construction, the Contractor with the Engineer, shall layout the proposed drainage system in the field and rectify any utility conflicts which may be found.
 - Any conflicts with utilities found during construction by the Contractor shall be immediately brought to the attention of the Engineer and the Utility Company and properly rectified.
 - The Contractor is responsible for the cost of repair for any utilities damaged during construction. The Contractor shall contact the Utility Company to repair any damages, however, the Contractor may make appropriate repairs with the Utility Company's permission.
- Complete shop drawings for pipe, manholes, catch basins, frames, grates and covers shall be submitted in triplicate for approval by the Engineer prior to the start of construction. Each shop drawing shall be checked and initialized by the Contractor to indicate approval before it is submitted to the Engineer.
- Shop drawings for flat concrete covers shall be stamped prior to submission for approval by a New Hampshire Registered Professional Engineer.
- Brick masonry for setting frames and brick and mortar plugs shall conform to the Standard Specification Section 604.2.4.



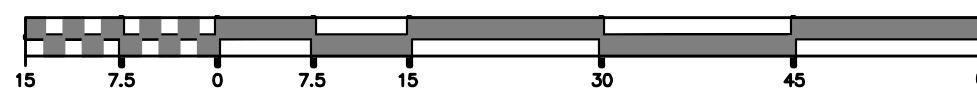
- PERMANENT SEEDING:**
- Bedding - stones larger than 1 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil.
 - Fertilizer - lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:
Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.
 - Seed Mixture (recommended):
Rate:

Type	LBS. per Acre	LBS per 1,000 s.f.
Tall Fescue	20	0.45
Creeping Red Fescue	20	0.45
Birdfoot Trefoil	8	0.20
Total	48	1.10
 - Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook.
Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt) etc.
 - Provide a minimum of 4 inches (5 inches loose) of topsoil to all areas to be seeded.

SHEET 11

RIVERS MARK
PROPOSED SITE DETAIL SHEET 2
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. **P 18-25**
DRAWN BY: **RJM** FILE: **W10 CP\1924\18-1924 SD-1**
SCALE: **1" = 15'** DATE: **MAY 11, 2018**

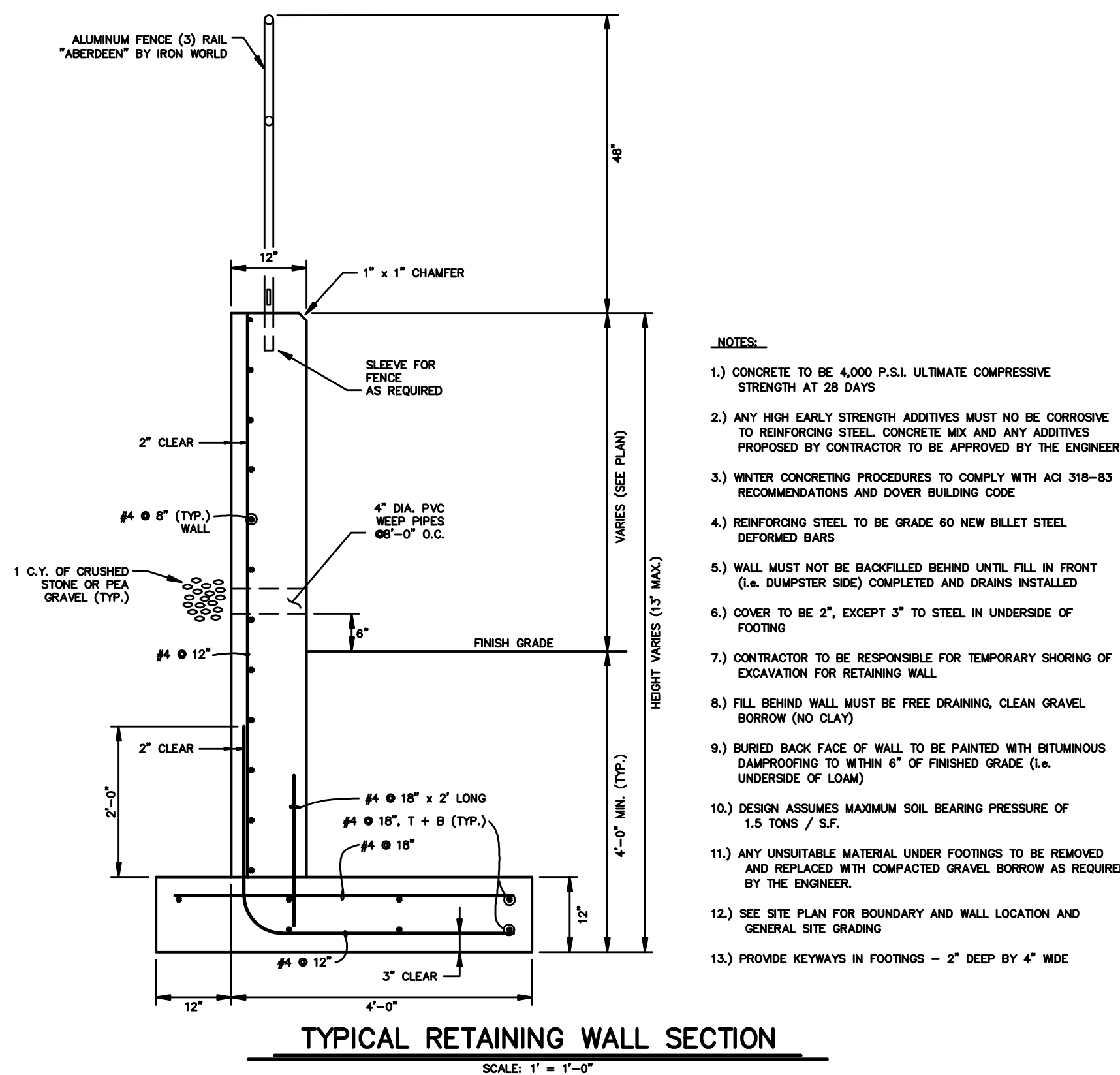
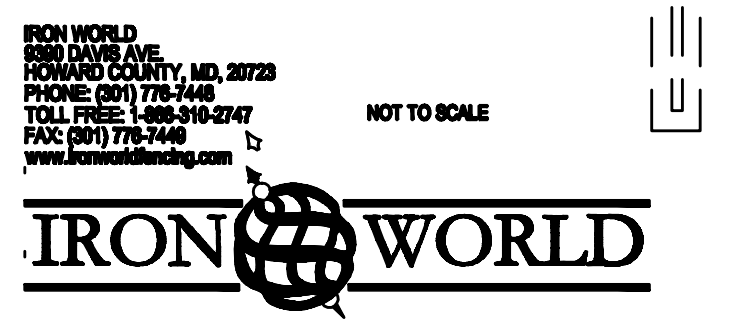


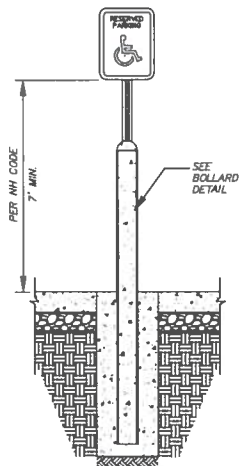
McEneaney Survey Associates
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

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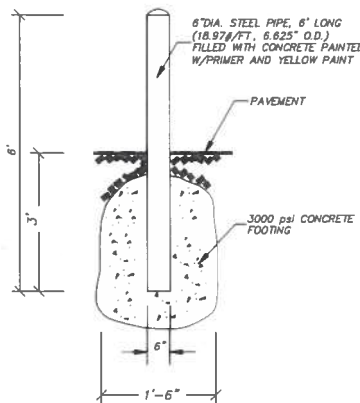
Civilworks New England
civil engineering
P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM	
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM	
NO.	DATE	DESCRIPTION	BY	CHK	
REVISIONS					
18-1924	DETAIL 1	11-01	1-41		
PROJECT NO	TYPE	FIELDBOOK & PAGES			

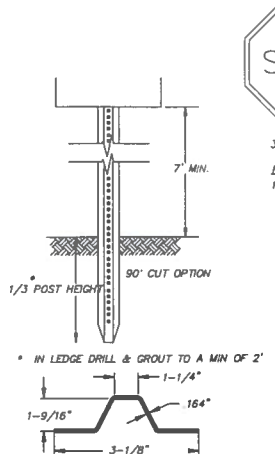




SIGN IN BOLLARD
NOT TO SCALE

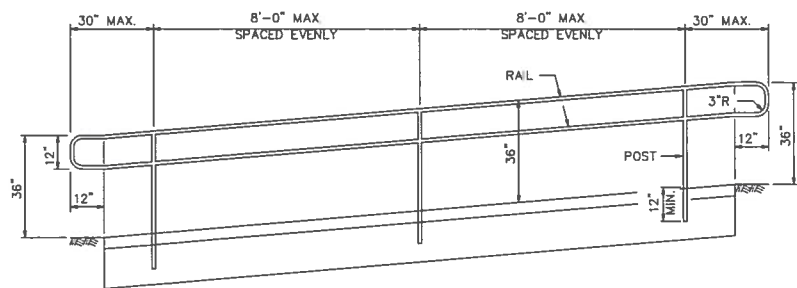


BOLLARD DETAIL
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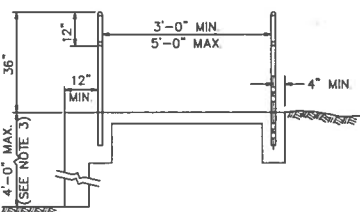


SIGN LEGEND & SIGN POST
NOT TO SCALE

LENGTH: AS REQUIRED
WEIGHT PER LINEAR FOOT: 2.50 LBS (MIN.)
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH
STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR
ASTM A-576 (GRADE 1070 - 1080)
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED
MEDIUM GREEN
BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.
ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.



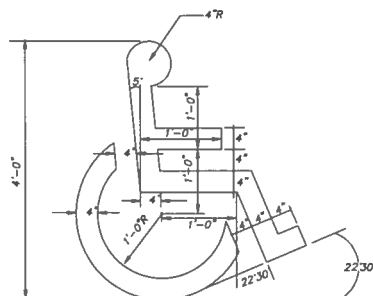
ELEVATION



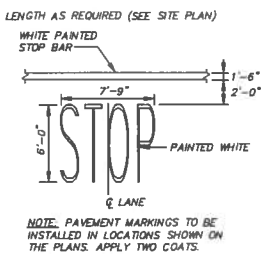
CROSS-SECTION

GENERAL NOTES

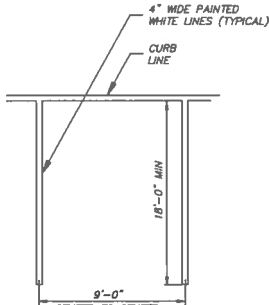
1. RAIL SHALL BE 1 1/4" TO 1 1/2" O.D.
2. POSTS SHALL BE 1 1/4" NOMINAL
3. WHEN THIS DIMENSION EXCEEDS 4'-0" A GUARD IS REQUIRED
4. ITEM 606.620X - RAMP HANDRAIL, (MATERIAL).



PAINTED HANDICAP SYMBOL
NOT TO SCALE

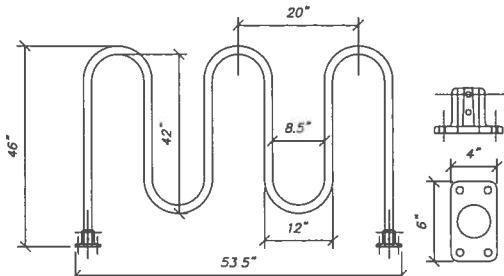


PAVEMENT MARKINGS
NOT TO SCALE

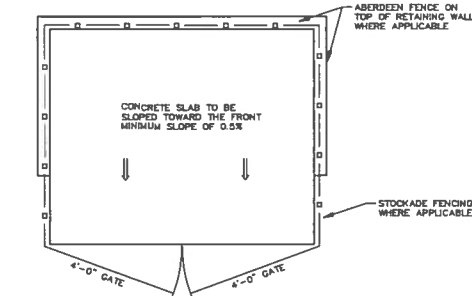


STANDARD

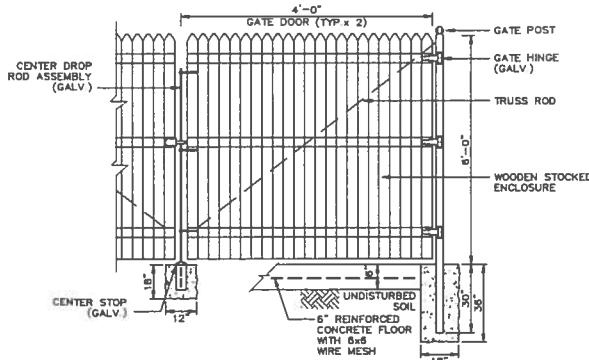
ACCESSIBLE RAMP HANDRAIL
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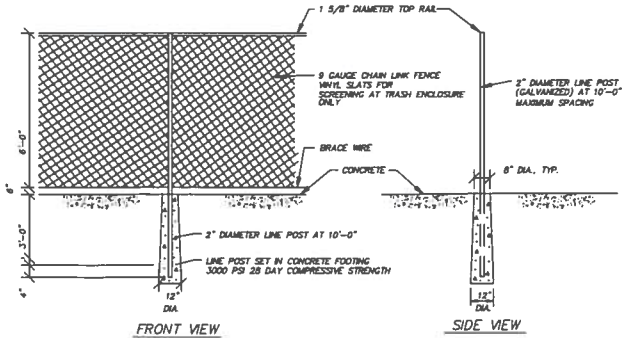
BIKE RACK DETAIL
NOT TO SCALE



DUMPSTER SLAB DETAILS
NOT TO SCALE



STOCKADE DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



FRONT VIEW

SIDE VIEW

- NOTES:
1. DUMPSTER CHAINLINK FENCE SHALL HAVE GREEN VINYL PRIVACY SLATS 6" HIGH.
 2. 4' HIGH CHAINLINK FENCE IN FRONT OF RETAINING WALL.

CHAINLINK FENCE DETAIL
NOT TO SCALE

RIVERS MARK
PROPOSED SITE DETAIL SHEET 3
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25

DRAWN BY: **RJM** FILE: **W10 CP\1924\18-1924 SD-1**
SCALE: 1" = 15' DATE: **MAY 11, 2018**

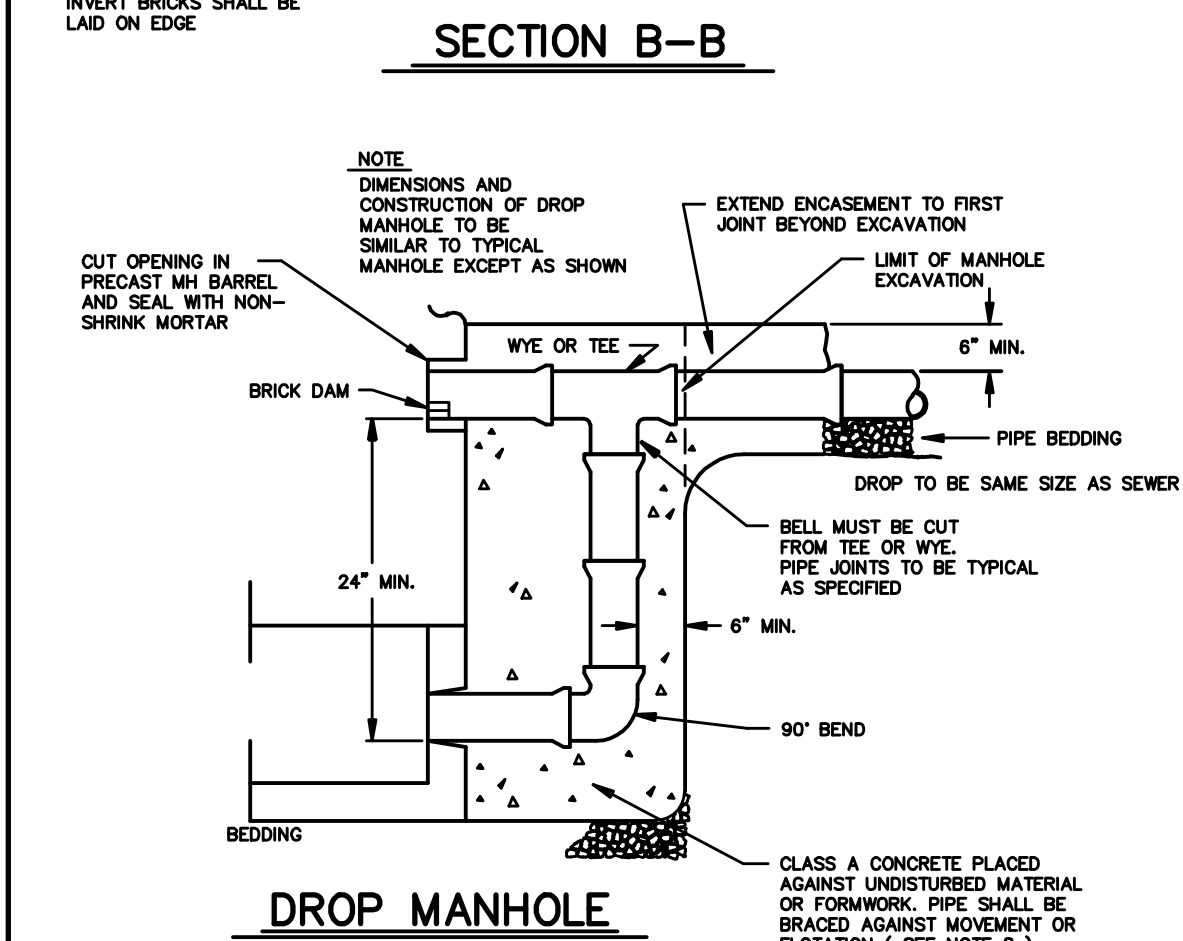
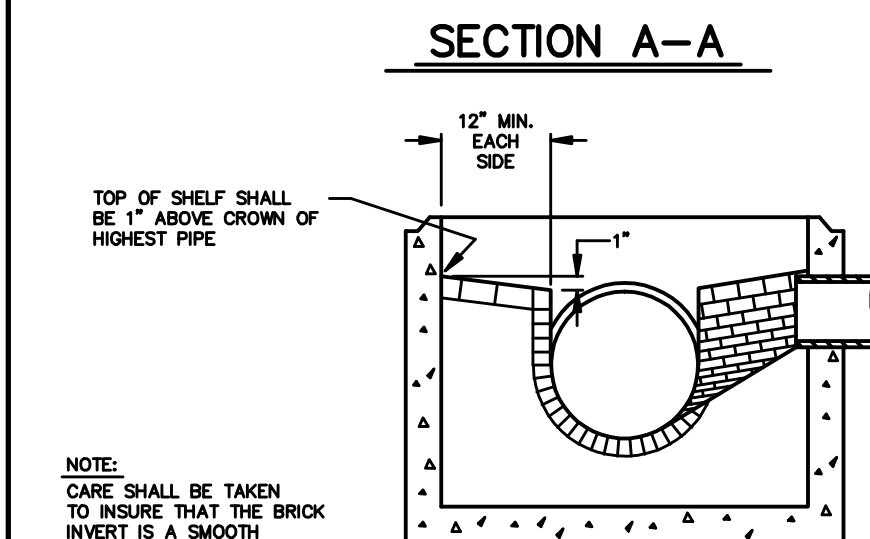
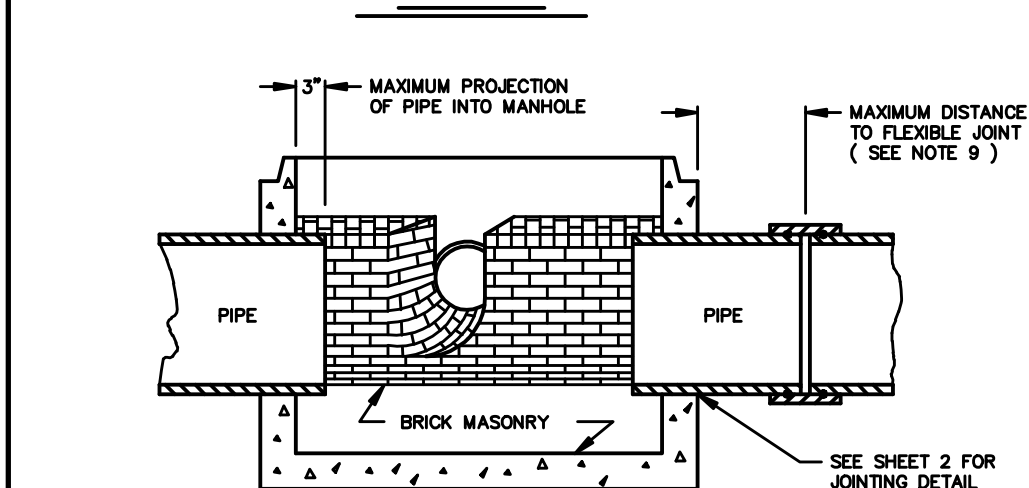
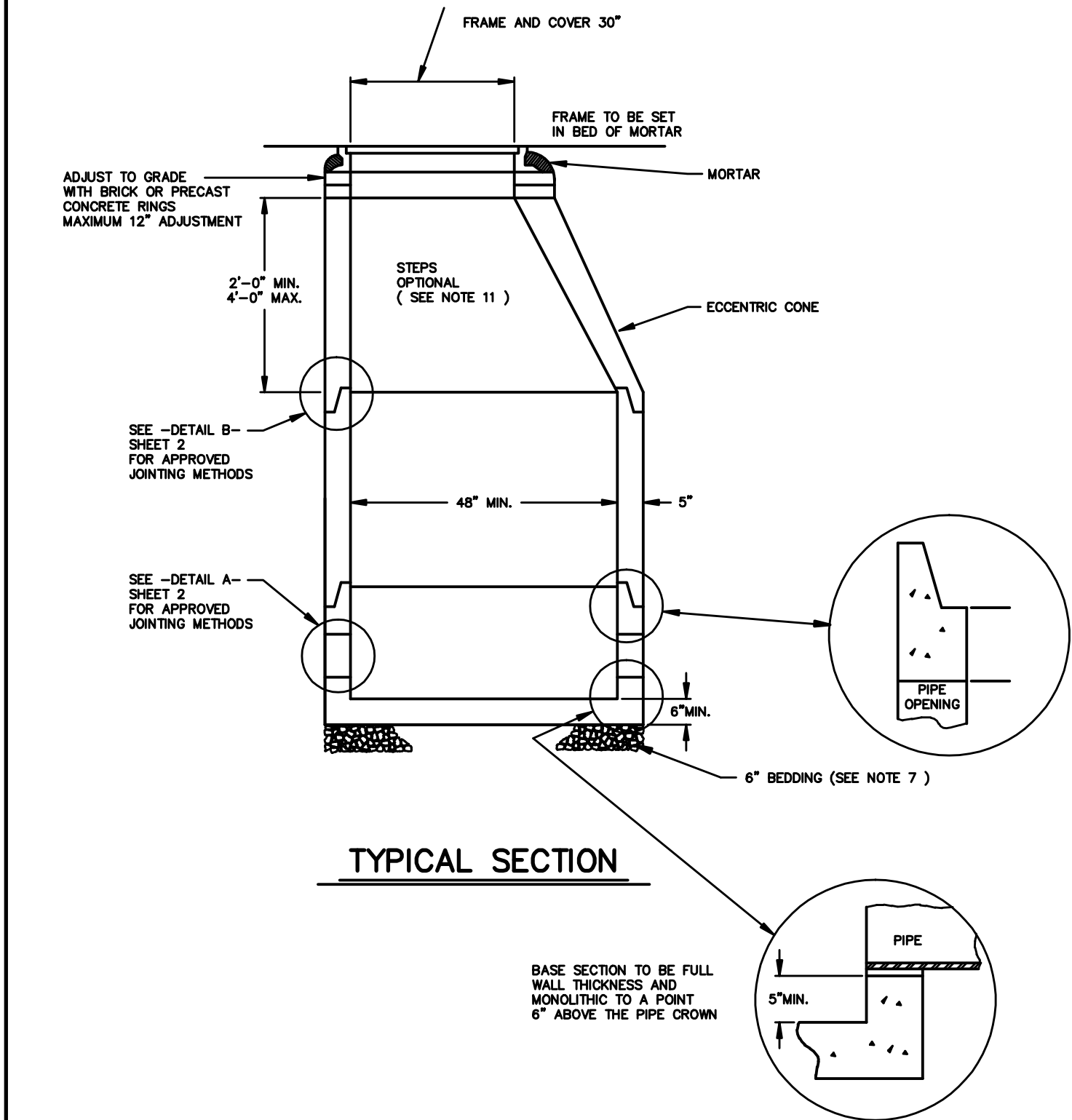


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civil engineering
P.O. Box 1166 181 Watson Road
Dover, NH 603-749-0443

NO.	DATE	DESCRIPTION	BY	CHK
3	2/15/19	REVISE PER TRC COMMENTS	RJM	KMM
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	DETAIL 1	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES		



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- NOTES:
- 1.) IT IS THE INTENTION OF THE COMMISSION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY BY THE COMMISSION FOR THE INTENDED SERVICE SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OF PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT, IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.
 - 2.) BARRELS AND CONE SECTIONS SHALL BE PRECAST REINFORCED.
 - 3.) PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478.
 - 4.) LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 5.) INVERTS AND SHELVES MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.
 - 6.) FRAMES AND COVERS MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30-INCH CLEAR OPENING A 3-INCH (MINIMUM HEIGHT) LETTER "S" FOR SEWER OR "D" FOR DRAINS SHALL BE PLAINLY CAST INTO THE CENTER OF EACH COVER.
 - 7.) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33
 - 100% PASSING 1 INCH SCREEN
 - 90-100% PASSING 3/4 INCH SCREEN
 - 20-55% PASSING 3/8 INCH SCREEN
 - 0-10% PASSING # 4 SIEVE
 - 0- 5% PASSING # 8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

- 8.) CONCRETE: FOR DROP SUPPORT SHALL CONFORM TO THE REQUIREMENT FOR CLASS A (3000A) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
 - CEMENT: 6.0 BAGS PER CUBIC YARD
 - WATER: 5.75 GALLONS PER BAG CEMENT
 - MAXIMUM SIZE OF AGGREGATE: 1 INCH

9.) FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES:

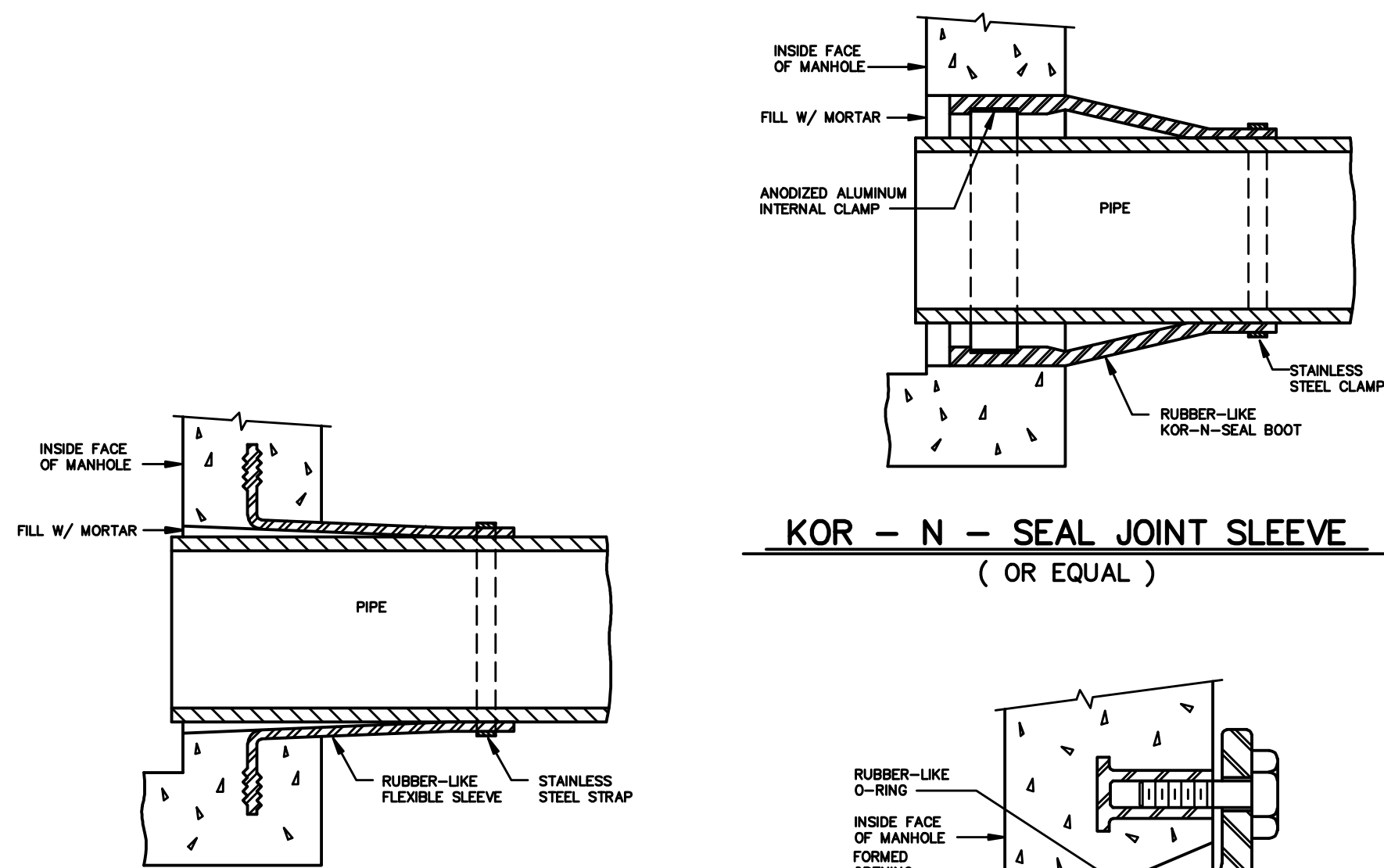
- RCP & CI PIPE - ALL SIZES - 48"
- AC & VC PIPE - UP THROUGH 12" DIA - 18"
- AC & VC PIPE - LARGER THAN 12" DIA - 36"
- DI PIPE - NONE REQUIRED
- PVC (ASTM 3034) - UP THROUGH 15" DIA. - NONE REQUIRED
- PVC (ASTM F 679) - LARGER THAN 15" DIA. - 48" - 60"
- PVC (ASTM F 789) - ALL SIZES - 48" - 60"
- ABS (ASTM D 2680) - ALL SIZES - SAME AS VC ABOVE

- UNDER SEVERE CONDITIONS WHEN DIFFERENTIAL SETTING CANNOT BE CONTROLLED WITHIN NORMAL LIMITS, VARIATIONS IN THE STUB LENGTH MAY BE NECESSARY. OTHER PLASTIC PIPES SHALL BE REVIEWED ON A CASE BY CASE BASIS.

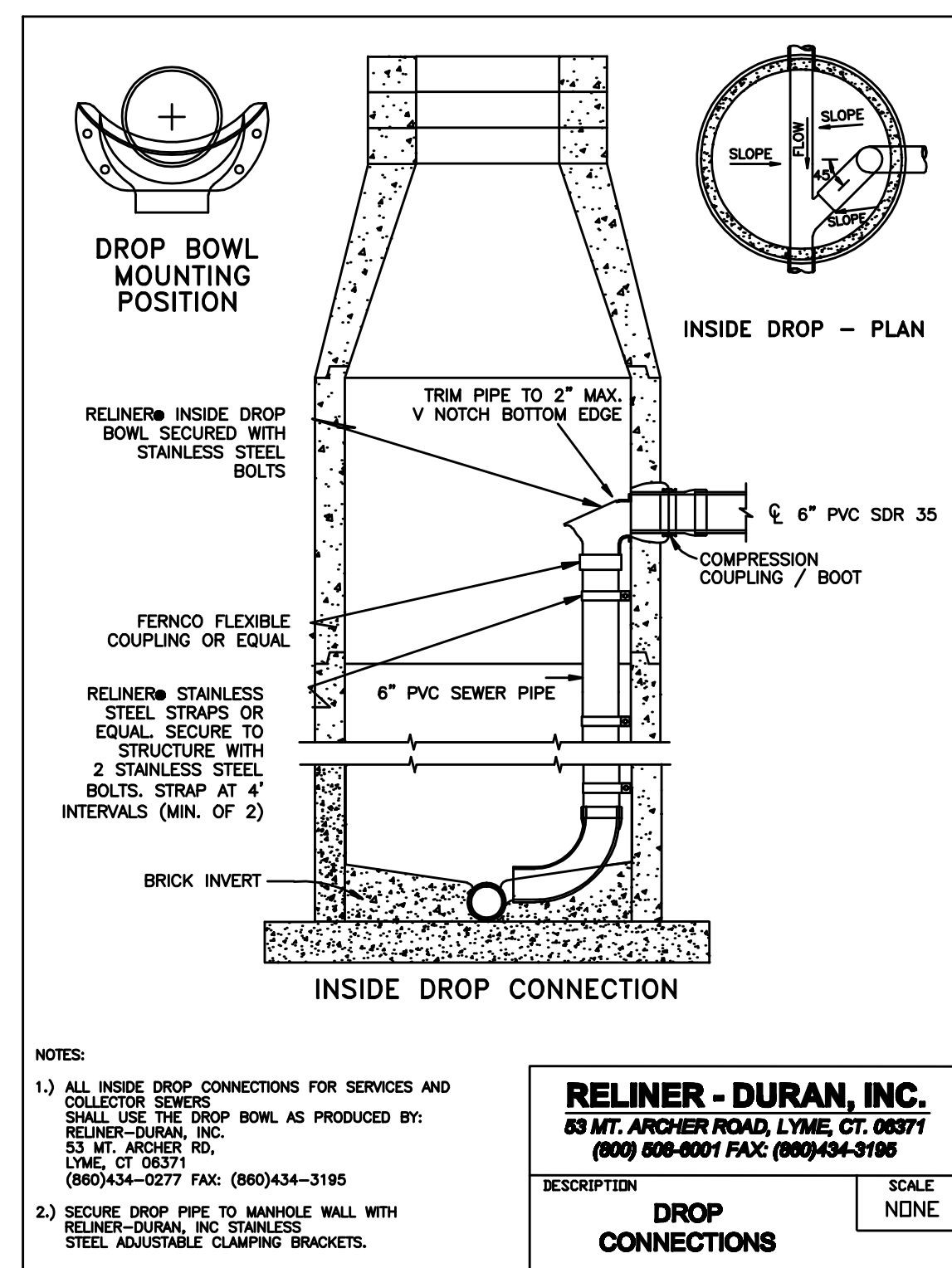
- 10.) SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

- 11.) MANHOLE STEPS MAY BE PERMITTED UPON REQUEST BY THE OWNER AS SECONDARY ADDITIONAL SAFETY FEATURE SUPPLEMENTARY TO THE PRIMARY PORTABLE LADDER ENTRY AND WHEN INSTALLED UNDER THE FOLLOWING CONDITIONS:

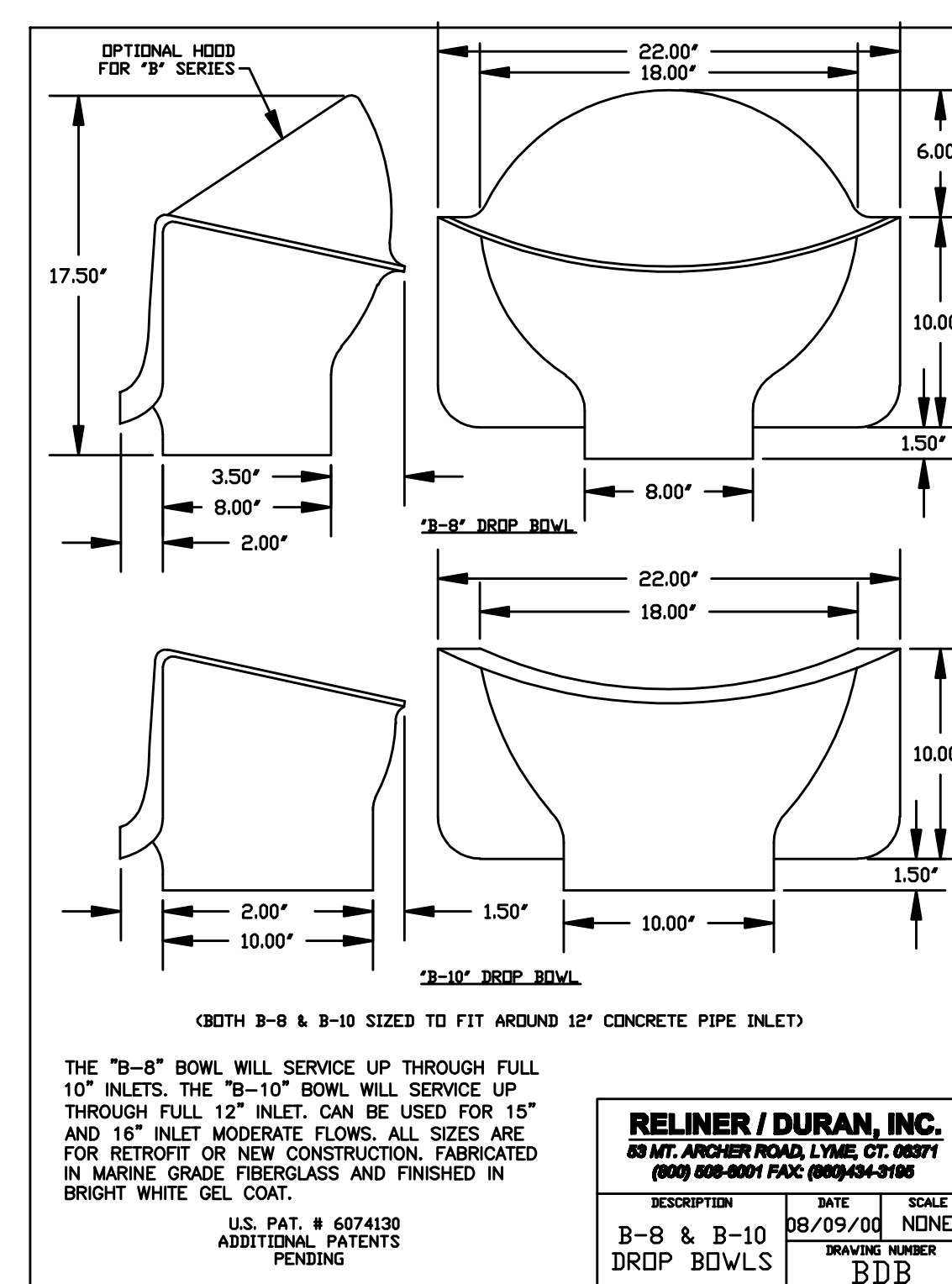
1. THE STEPS SHALL BE MANUFACTURED OF 5/8 INCH ROUND STAINLESS STEEL OR FORGED ALUMINUM ALLOY. THEY SHALL BE SHAPED SO THAT THEY CANNOT BE PULLED OUT OF THE CONCRETE WALL IN WHICH THEY ARE EMBEDDED.
2. THE STEPS SHALL BE EMBEDDED IN THE CONCRETE BY THE MANUFACTURER DURING MANUFACTURE OR IMMEDIATELY FOLLOWING REMOVAL OF THE FORMS. SECURING THE STEPS WITH MORTAR IN DRILLED OR CAST HOLES, WILL NOT BE ACCEPTABLE.
3. THE STEPS SHALL BE OF THE DROP TYPE WITH A DEPRESSED SECTION FOR HANDHOLD, APPROXIMATELY 14" X 10" IN DIMENSION.



STANDARD MANHOLE SHEET 1



<http://www.reliner.com/index.htm>



SHEET 12

RIVERS MARK
SEWER STANDARD SHEET 1
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25
DRAWN BY: **RJM** FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15' DATE: MAY 11, 2018

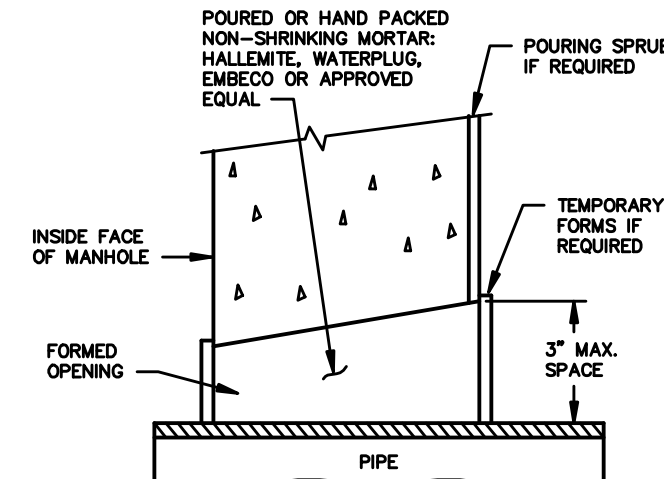
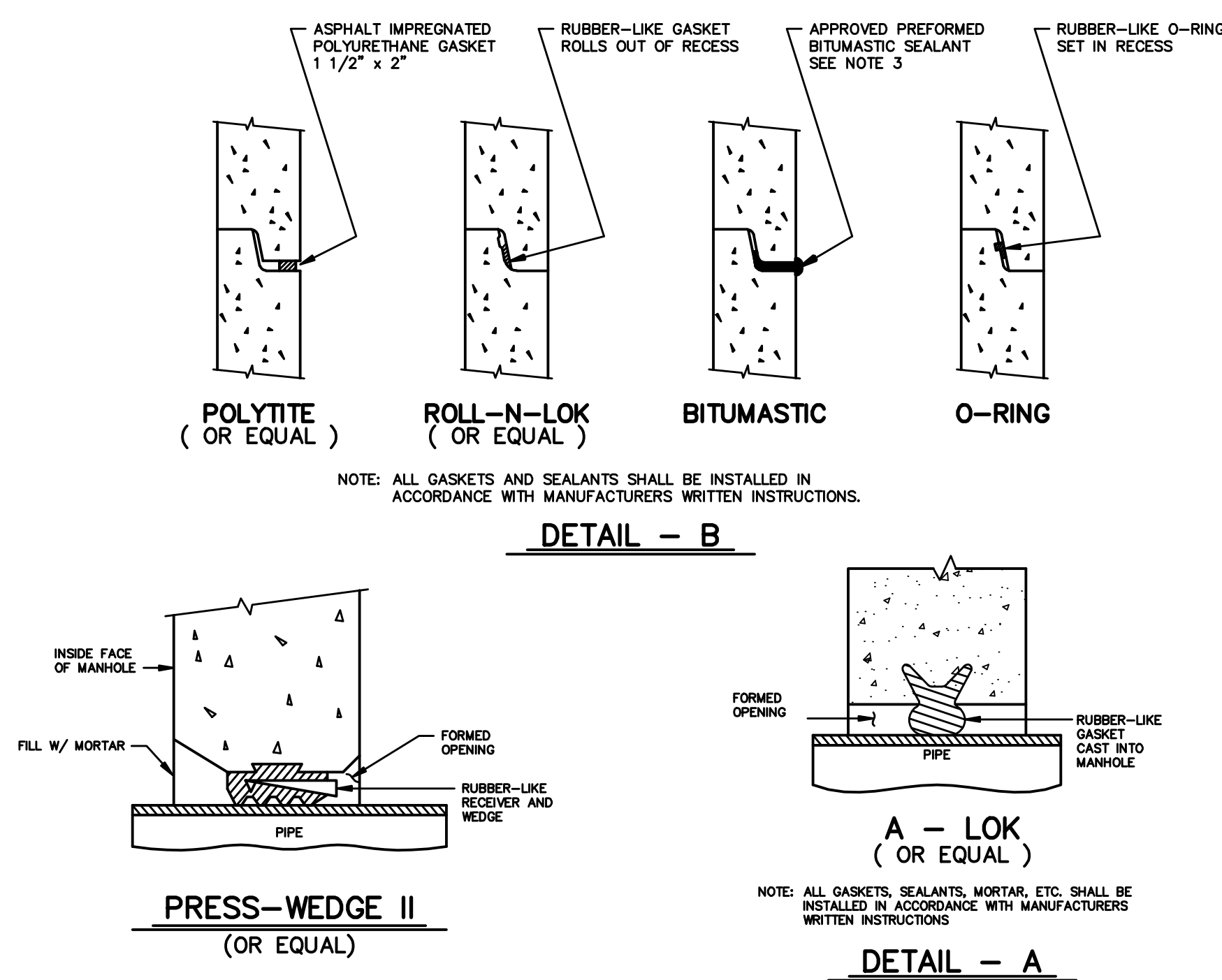


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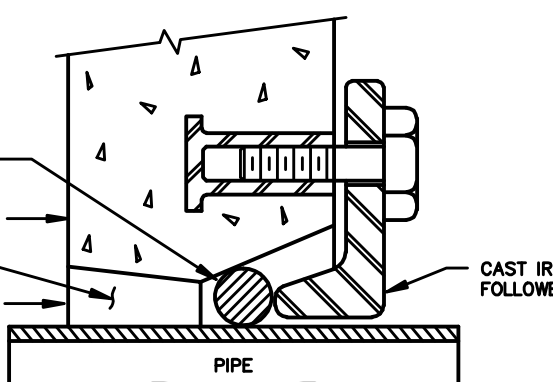
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NON-SHRINKING MORTAR

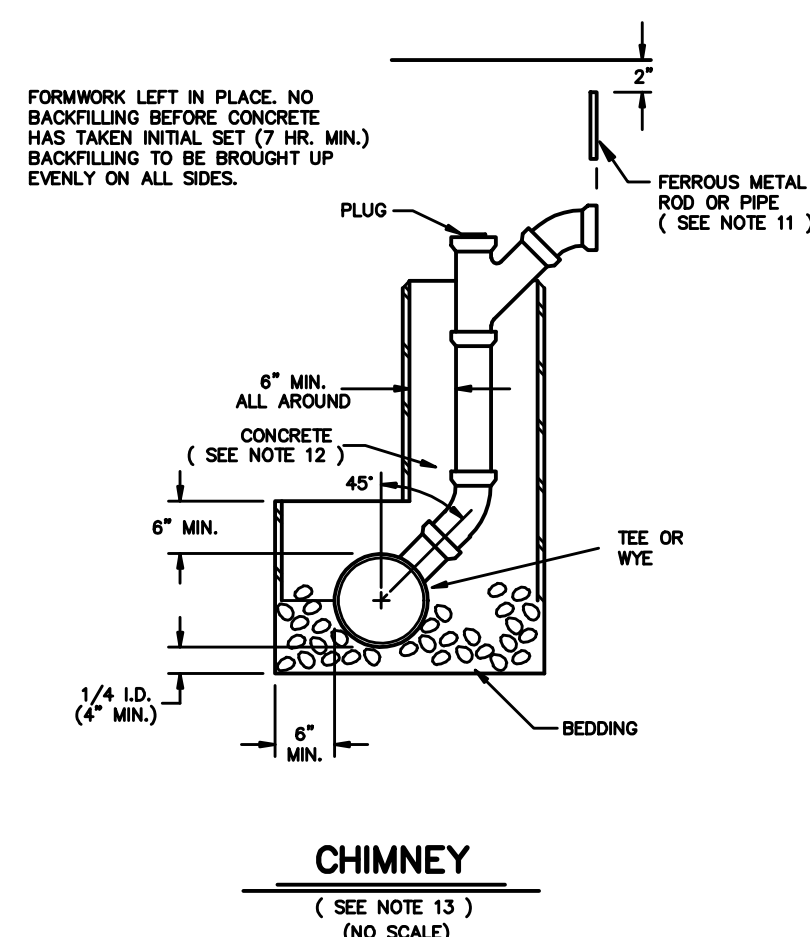
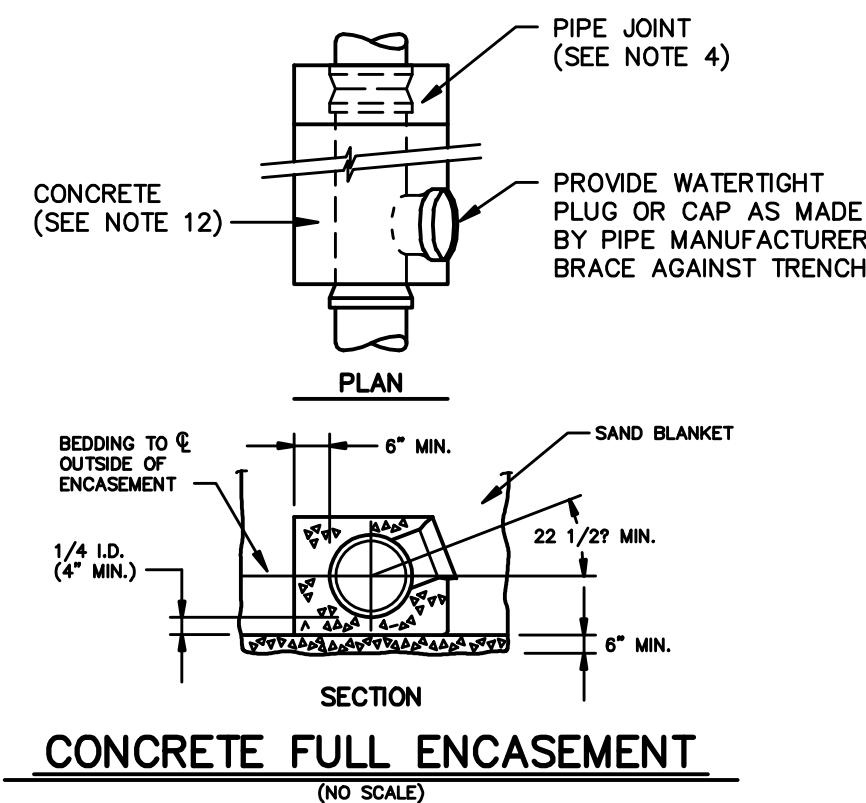
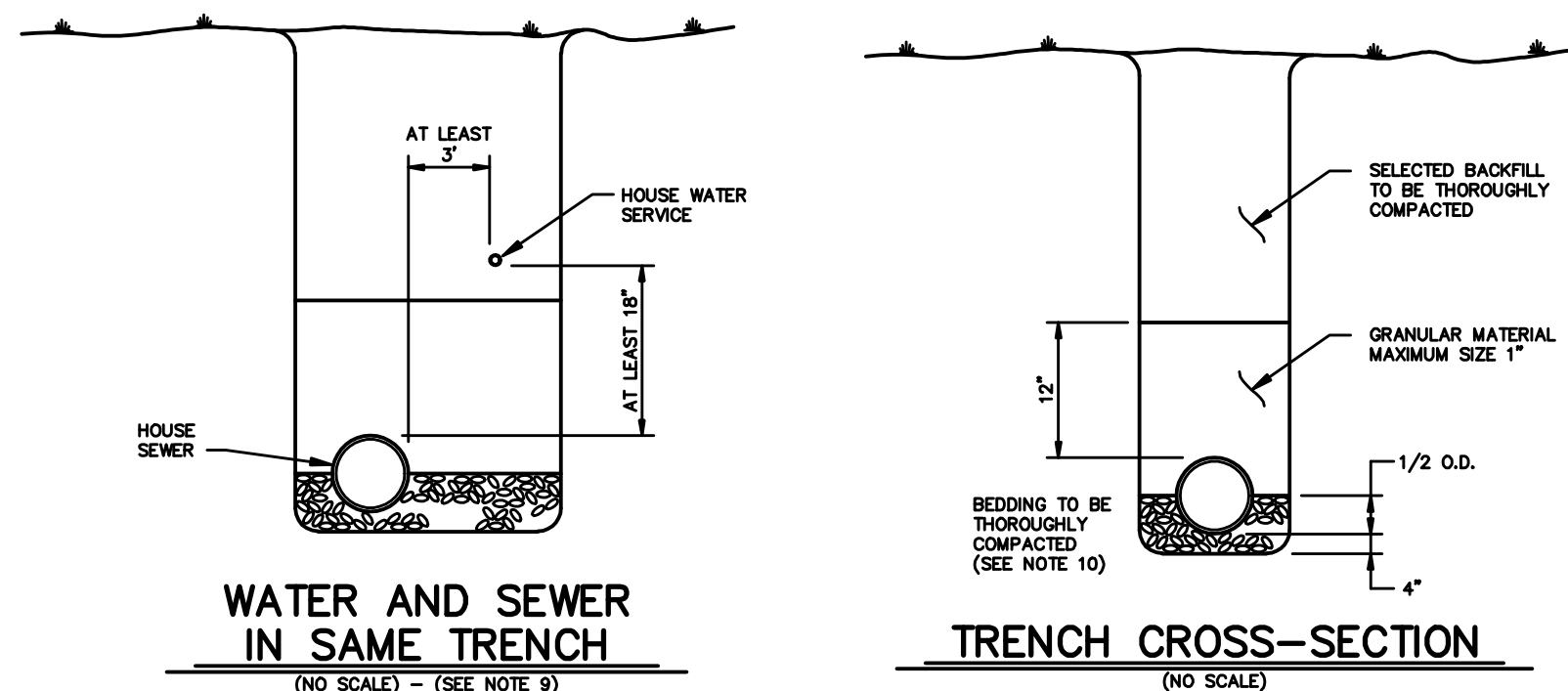


RES-SEAL (OR EQUAL)

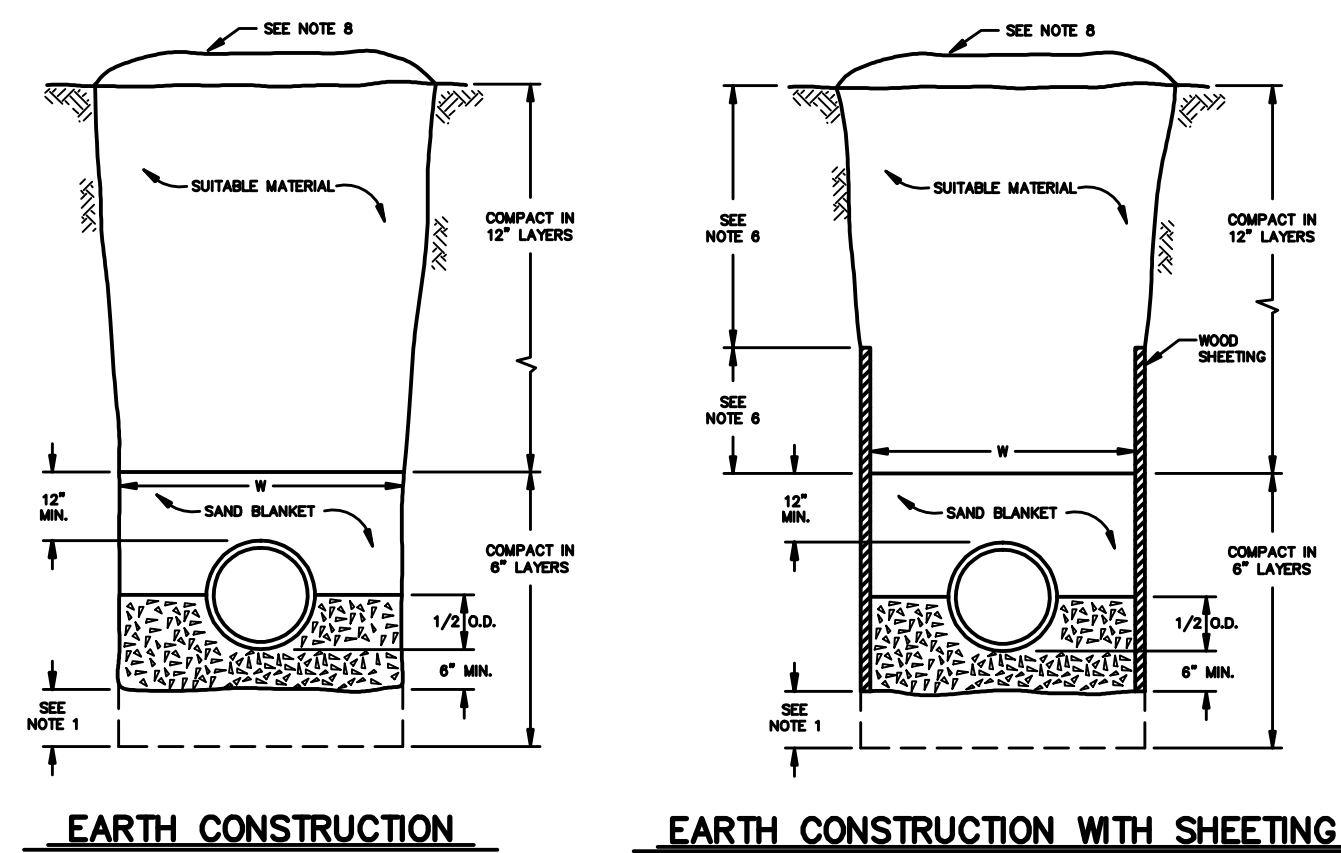
NOTES:

- 1.) HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF A TYPE APPROVED BY THE COMMISSION, WHICH TYPE SHALL, IN GENERAL, DEPEND FOR WATERTIGHTNESS UPON AN ELASTOMERIC OR MASTIC-LIKE GASKET.
- 2.) PIPE TO MANHOLE JOINTS SHALL BE ONLY AS APPROVED BY THE COMMISSION AND IN GENERAL, WILL DEPEND FOR WATERTIGHTNESS UPON EITHER AN APPROVED NON-SHRINKING MORTAR OR ELASTOMERIC SEALANT.
- 3.) FOR BITUMASTIC TYPE JOINTS, THE AMOUNT OF SEALANT SHALL BE SUFFICIENT TO FILL AT LEAST 75% OF THE JOINT CAVITY. APPROVED BITUMASTIC SEALANTS:
 - RAM-NEK
 - KENT SEAL NO. 2
 - EZ

STANDARD MANHOLE SHEET 2



- 1.) MINIMUM SIZE PIPE FOR HOUSE SERVICE SHALL BE FOUR INCHES.
- 2.) PIPE AND JOINT MATERIALS:
- A) VITRIFIED CLAY PIPE
- 1 - PIPE AND FITTINGS SHALL BE EXTRA STRENGTH CLAY PIPE CONFORMING TO THE REQUIREMENTS OF ASTM C-700
 - 2 - JOINTS SHALL BE MADE WITH OIL RESISTANT GASKETS IN ACCORDANCE WITH ASTM C-428. MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.
- B) ASBESTOS-CEMENT-NON-PRESSURE SEWER PIPE
- 1 - PIPE AND FITTINGS SHALL CONFORM TO ASTM TENTATIVE SPECIFICATIONS C 644 TYPE II.
 - 2 - JOINTS SHALL BE OF THE SLEEVE - COUPLING TYPE CONFORMING TO ASTM SPECIFICATIONS C 644 TYPE II. COMPRESSION RINGS SHALL BE OF OIL RESISTANT RUBBER TYPED OR ELASTOMERIC MATERIAL AND SHALL CONFORM TO ASTM SPECIFICATION D 1869. MANUFACTURERS INSTRUCTIONS FOR INSTALLATION SHALL BE FOLLOWED.
- C) CAST - IRON PIPE, FITTINGS AND JOINTS
- 1 - CAST IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE
A21 1 THICKNESS DESIGN OF CAST IRON PIPE
A21 4 CEMENT MORTAR LINING FOR CAST IRON PIPE AND FITTINGS
A21 6 CAST IRON PIPE CENTRIFUGALLY CAST IN METAL MOLDS FOR WATER OR OTHER LIQUIDS
A21 8 CAST IRON PIPE CENTRIFUGALLY CAST IN SAND LINED MOLDS FOR WATER OR OTHER LIQUIDS
A21 10 CAST IRON FITTINGS, 2 INCHES THROUGH 48 INCHES FOR WATER AND OTHER LIQUIDS.
 - 2 - JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE JOINTS AND GASKETS SHALL CONFORM TO
A21 11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE AND FITTINGS.
- D) DUCTILE - IRON PIPE, FITTINGS AND JOINTS
- 1 - DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE
A21 50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON
A21 51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
 - 2 - JOINTS SHALL BE AS SPECIFIED IN C2 ABOVE, CAST IRON PIPE JOINTS.
- 3.) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
- 4.) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY WATCHED WITH THE PIPE MATERIALS USED, WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTORS SHALL BE USED.
- 5.) TEES OR WYES, WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE FOLLOWING MANUFACTURERS INSTRUCTIONS USING A SMOOTH, FLANGE OR FLANGE-LESS - CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER. (DOES NOT APPLY TO INSTALLATIONS WHERE 'Ts' & 'Ys' ARE USED).
- 6.) PIPE INSTALLATION. THE PIPE SHALL BE HANDLED, PLACED, AND JOINTED IN ACCORDANCE WITH THE INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN DETAIL 10. THE PIPE SHALL BE FILLED FOR A DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES. THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE HOUSE FOUNDATION. AT A GRADE IN EXCESS OF 1/8 INCH PER FOOT, PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.
- 7.) TESTING. THE COMPLETED HOUSE SEWER SHALL BE SUBJECTED TO A LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS (PRIOR TO BACKFILLING):
- A) AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND, WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING. THE TEE SHALL BE TIGHTLY PLUGGED. WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.
- B) THE PIPE SHALL BE LEFT OPENED AND LIBERALLY HOSED WITH WATER TO SIMULATE AS NEAR AS POSSIBLE THE TRENCH CONDITIONS OR, IF THE TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.
- C) DRY FLUORESCENCE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWNSTREAM MANHOLE.
- LEAKAGE OBSERVED IN ANY OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.
- 8.) ILLEGAL CONNECTION. NOTHING BUT SANITARY WASTE FLOW FROM HOUSE TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS OR HUMP PLUMPS OR ANY OTHER TYPE OF UNLAWFUL CARRYING RAIN WATER, DRAINAGE OR GROUND WATER, SHALL NOT BE PERMITTED.
- 9.) HOUSE WATER SERVICE. SERVICE SHOULD NOT BE LAID IN THE SAME TRENCH AS SEWER SERVICE, BUT WHEN NECESSARY, SHALL BE PLACED ABOVE AND TO ONE SIDE OF THE HOUSE SEWER AS SHOWN.
- 10.) BEDDING. SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM M33-87
- | | |
|-----------------|-----------------|
| 100% PASSING | 1 INCH SCREEN |
| 90-100% PASSING | 3/4 INCH SCREEN |
| 20-55% PASSING | 3/8 INCH SCREEN |
| 0-10% PASSING | #10 SIEVE |
| 0-5% PASSING | #8 SIEVE |
- WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1 1/2 INCH TO 1/2 INCH SHALL BE USED.
- 11.) LOCATION. THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.
- 12.) CONCRETE. CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR CLASS (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATIONS AS FOLLOWS:
- | |
|---------------------------------|
| CEMENT - 6.0 BAGS / C.Y. |
| WATER - 5.75 GALS. / BAG CEMENT |
| AGGREGATE - 1 1/2" MAX |
- 13.) CHIMNEYS. IF VERTICAL DROP INTO SEWER IS GREATER THAN 4', A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION.



- NOTES:
- 1.) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE.
REFILL WITH BEDDING MATERIAL. SEE ALSO NOTE 7.
 - 2.) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER, AND MEETING ASTM C33 STONE, SIZE NO. 67.

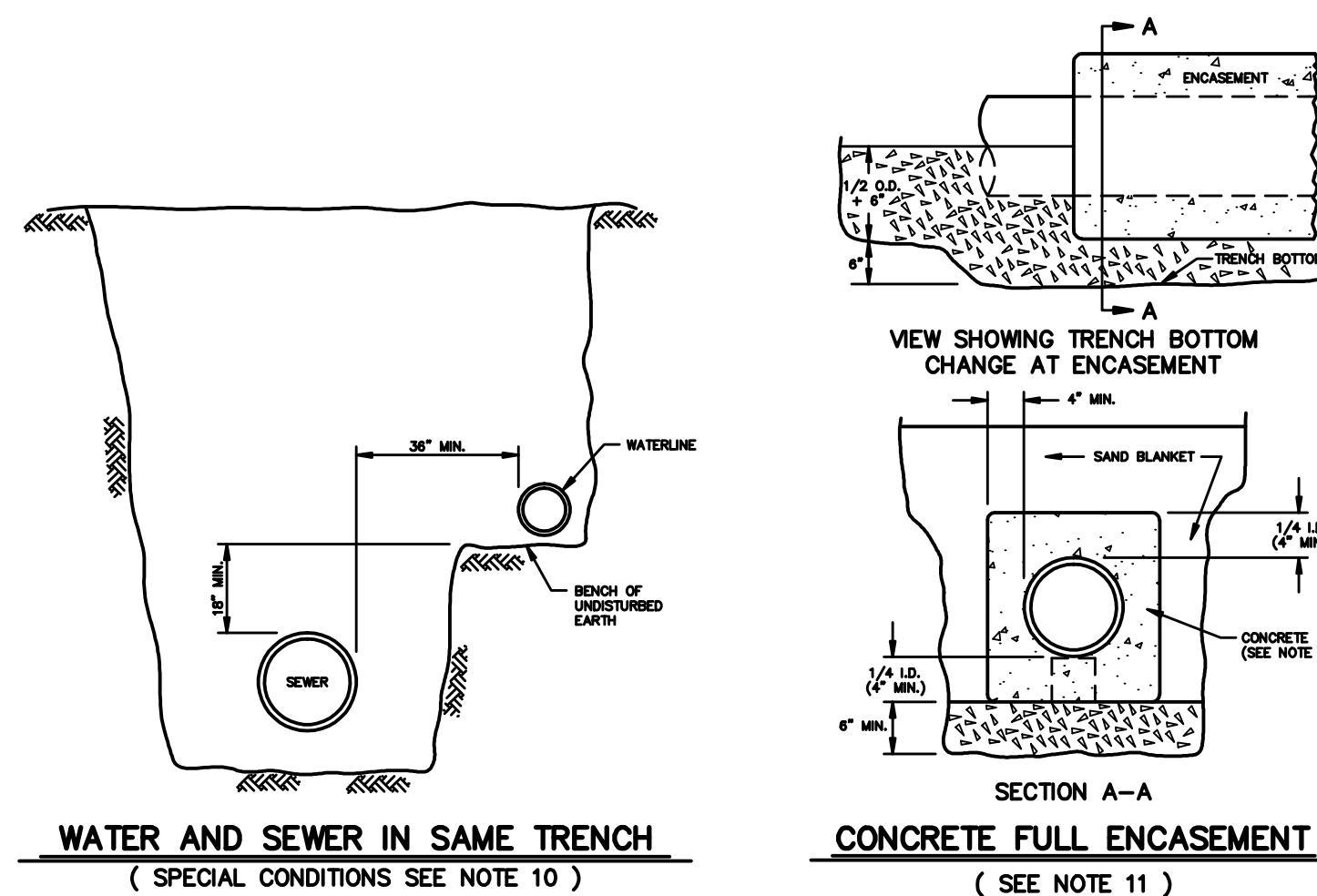
100% PASSING	1 INCH SCREEN
90 - 100% PASSING	3/4 INCH SCREEN
20 - 55% PASSING	3/8 INCH SCREEN
0 - 10% PASSING	#4 SIEVE
0 - 5% PASSING	#8 SIEVE

- CRUSHED STONE 1/2 INCH - 1 1/2 INCH MAY BE USED INSTEAD OF SCREENED GRAVEL WHERE ALLOWED BY THE ENGINEER.
 - 3.) SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE.
 - 4.) SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALK-WAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION.

IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLY RECONSTRUCTION, WHEN NECESSARY, WILL BE PRESERVED.
 - 5.) BASE COURSE: IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS. (D.O.T.).
 - 6.) WOOD SHEETING: IF REQUIRED, WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DEPTH, IT SHALL BE CUT OFF AND LIE FLAT TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE, WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
 - 7.) W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE: FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
 - 8.) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
 - 9.) CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS' STANDARD SPECIFICATIONS AS FOLLOWS:

CEMENT: 6.0 BAGS PER CUBIC YARD
WATER : 5.75 GALLONS PER BAG CEMENT
MAXIMUM SIZE OF AGGREGATE: 1 INCH
 - 10.) NEW HAMPSHIRE WATER SUPPLY AND POLLUTION CONTROL COMMISSION (NH DES) DESIGN STANDARDS REQUIRE 10 FT. SEPARATION. HOWEVER, SHOULD CONSTRUCTION OPERATIONS REVEAL OR EXPOSE A WATERLINE (MAIN OR SERVICE) RUNNING APPROXIMATELY PARALLEL AND LESS THAN 10 FT. HORIZONTAL FROM THE PROPOSED SEWER INSTALLATION AND WHERE IT IS NOT PRACTICABLE TO RELOCATE THE SEWER, THE FOLLOWING METHODS OF PROTECTION MUST BE EMPLOYED.

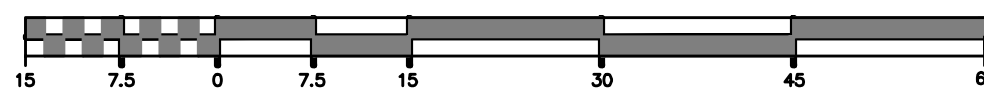
A. IF THE WATERLINE CAN BE KEPT AT LEAST 18 INCHES ABOVE AND 3 FEET TO ONE SIDE OF THE SEWER, AS SHOWN AND SUPPORTED ON A BENCH OF ORIGINAL SOIL, NO OTHER PROTECTION IS REQUIRED.
 - 11.) IF FULL CEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.



SHEET 13

**RIVERS MARK
SEWER STANDARD SHEET 2
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE**

DOVER PLANNING FILE No.		P 18-25
DRAWN BY: <i>RJM</i>	FILE: W10 CP\1924\18-1924 SD-	
SCALE: 1" = 15'	DATE: MAY 11, 2018	



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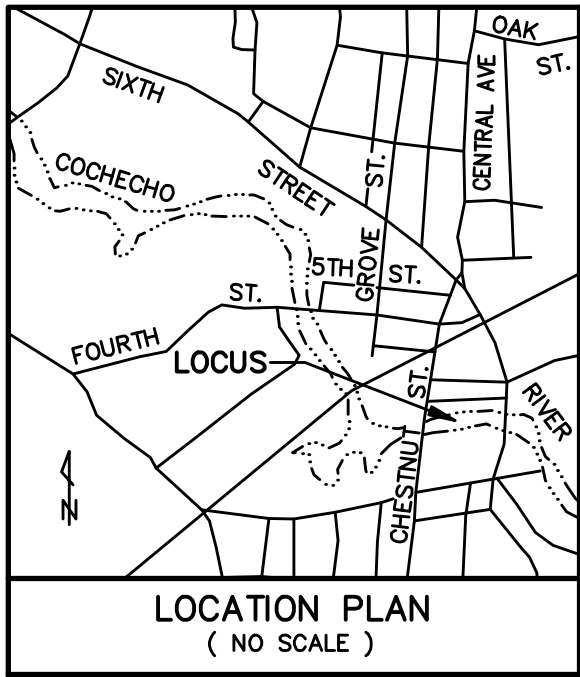
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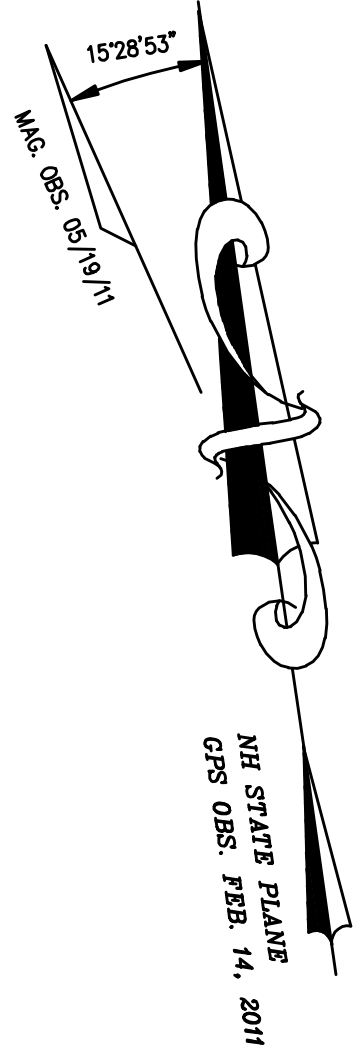
c i v i l e n g i n e e r i n g

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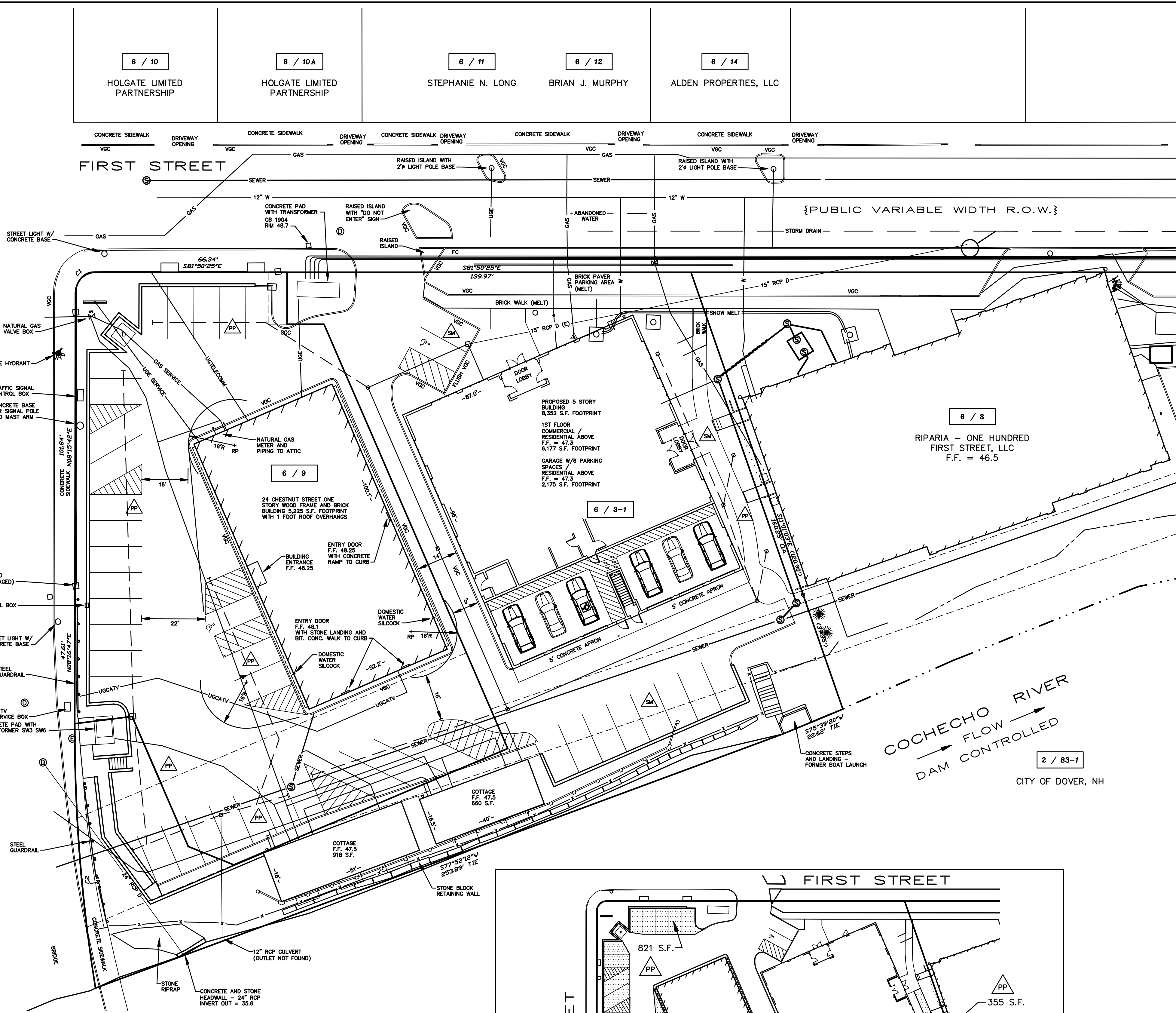
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1	8/15/18	REVISE PER TRC COMMENTS		RJM	KMM
NO.	DATE	DESCRIPTION		BY	CHK
REVISIONS					
18-1924		DETAIL 1	11-01	1-41	
PROJECT NO	TYPE		FIELDBOOK & PAGES		



31 / 6
LOYAL ORDER OF
MOOSE #443



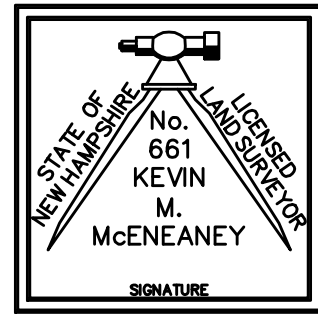
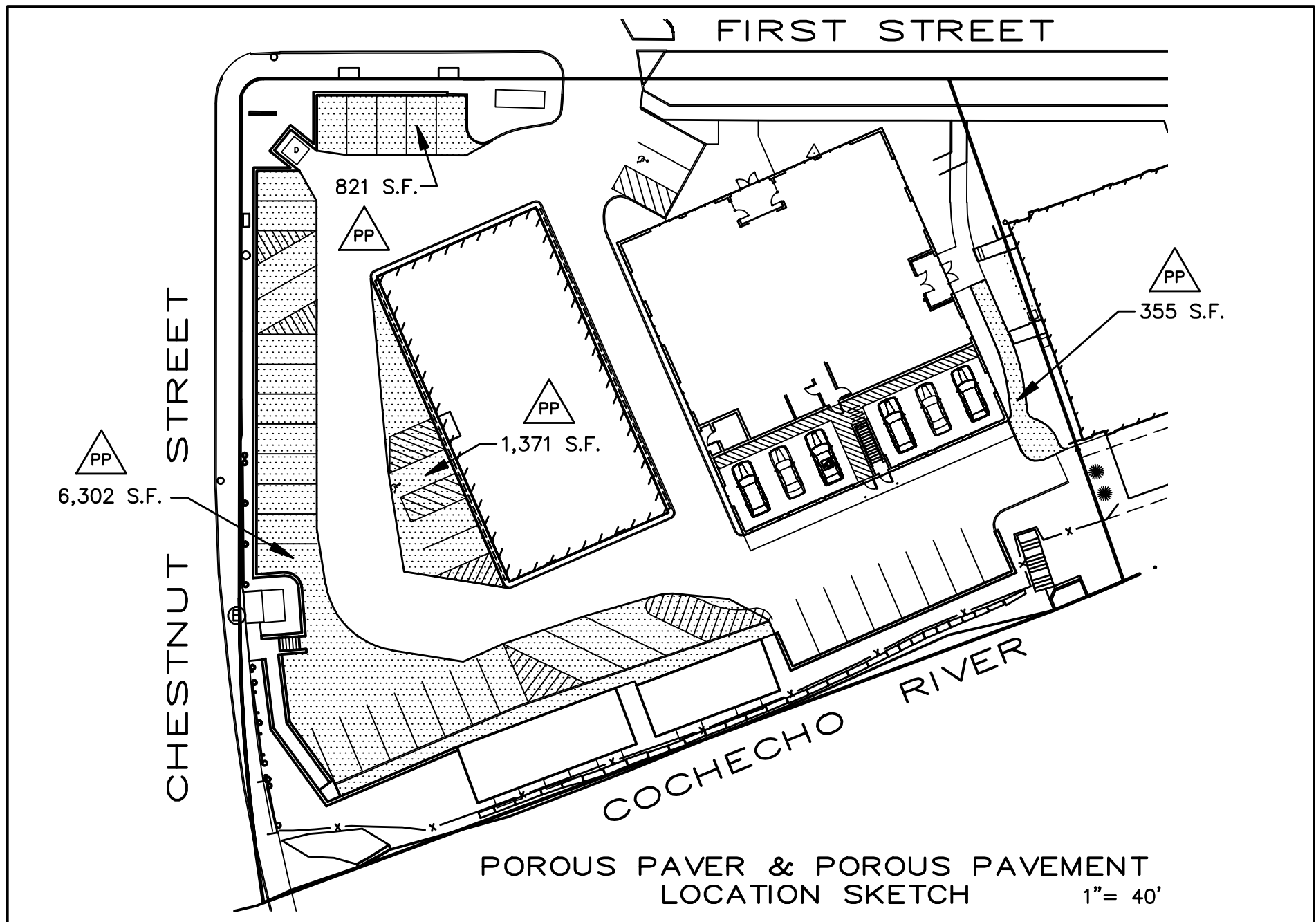
CHESTNUT STREET
{PUBLIC VARIABLE WIDTH R.O.W.}



No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	99°53'53"	7.00	10.98	9.89	N53°12'39"E
C2	09°12'55"	572.00	92.00	91.90	N03°40'20"E

NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP SITE	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES		

1 / 42
DOVER HOUSING AUTHORITY



RIVERS MARK - 20 SCALE SITE PLAN
& POROUS PAVEMENT SKETCH
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25
DRAWN BY: RJM FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 20' / 40' DATE: MAY 11, 2018

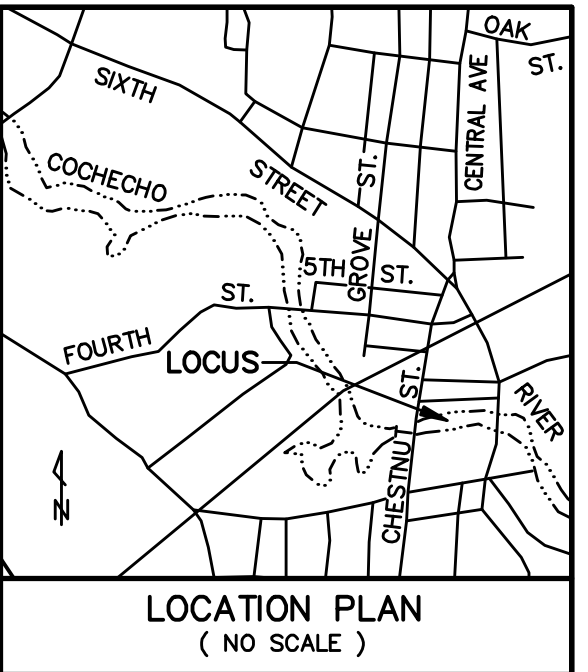
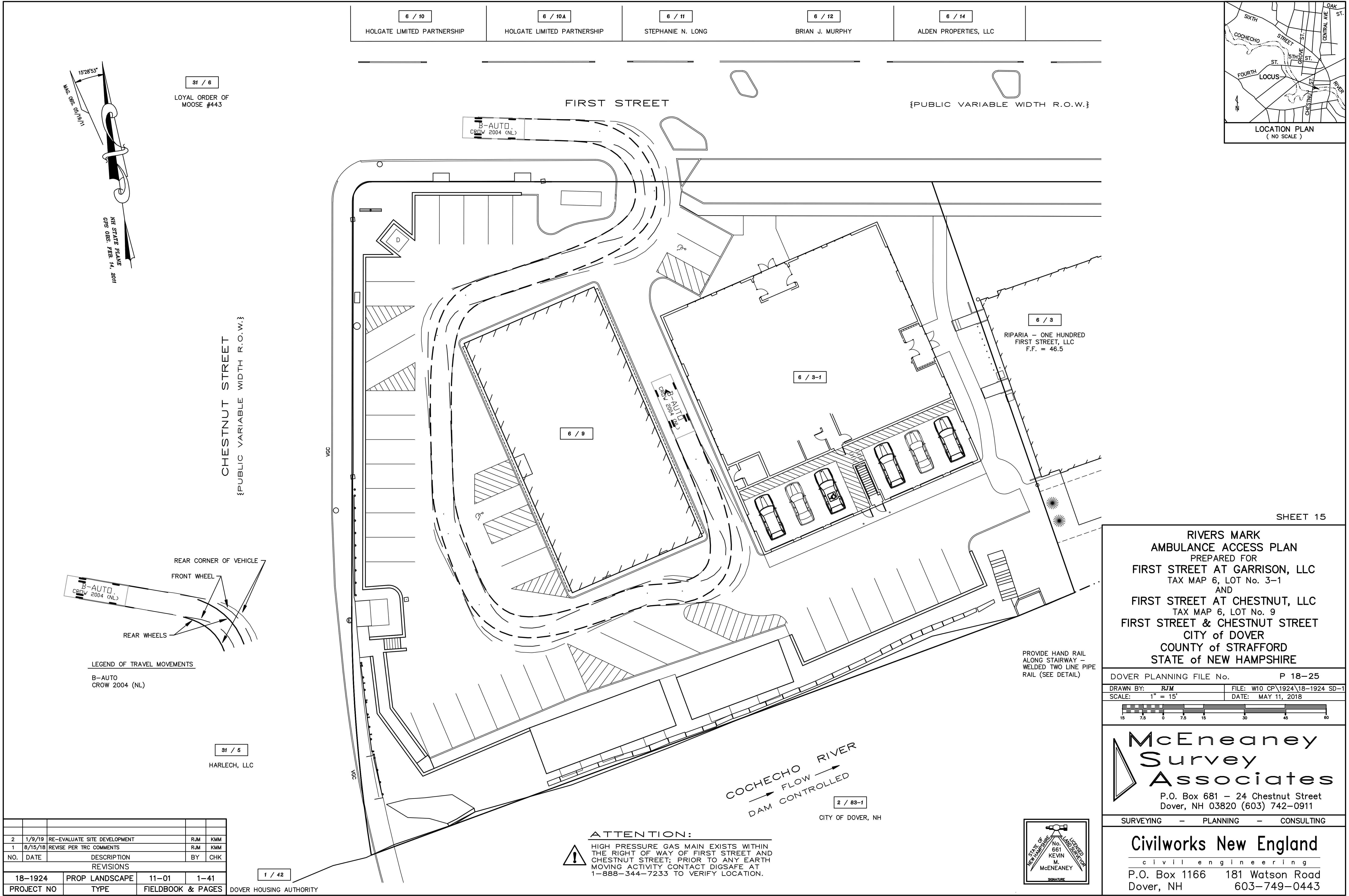


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Survey
Associates
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Dover, NH 03820 (603) 742-0911

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SHEET 14



SHEET 15

RIVERS MARK
AMBULANCE ACCESS PLAN
PREPARED FOR
FIRST STREET AT GARRISON, LLC
TAX MAP 6, LOT No. 3-1
AND
FIRST STREET AT CHESTNUT, LLC
TAX MAP 6, LOT No. 9
FIRST STREET & CHESTNUT STREET
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DOVER PLANNING FILE No. P 18-25

DRAWN BY: **RJM** FILE: W10 CP\1924\18-1924 SD-1
SCALE: 1" = 15' DATE: MAY 11, 2018



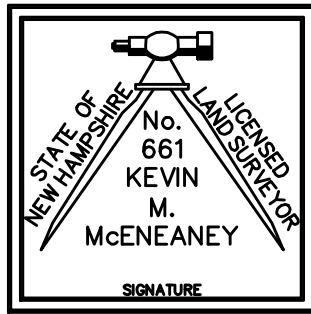
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Associates**
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Dover, NH 03820 (603) 742-0911

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NO.	DATE	DESCRIPTION	BY	CHK
2	1/9/19	RE-EVALUATE SITE DEVELOPMENT	RJM	KMM
1	8/15/18	REVISE PER TRC COMMENTS	RJM	KMM
REVISIONS				
18-1924	PROP LANDSCAPE	11-01	1-41	
PROJECT NO	TYPE	FIELDBOOK & PAGES	DOVER HOUSING AUTHORITY	

ATTENTION:
HIGH PRESSURE GAS MAIN EXISTS WITHIN THE RIGHT OF WAY OF FIRST STREET AND CHESTNUT STREET; PRIOR TO ANY EARTH MOVING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233 TO VERIFY LOCATION.





RIVERS MARK STREETSCAPE

VIEW FROM CHESTNUT STREET
FEBRUARY 2019

**McEneaney
Survey
Associates**
P.O. Box 681 - 24 Chestnut Street
Dover, NH 03820 (603) 742-0911

SHEET 1 OF 2
FILE: w10 CP\1924\18-1924 SD-1



RIVERS MARK STREETSCAPE

VIEW FROM FIRST STREET
FEBRUARY 2019

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Dover, NH 03820 (603) 742-0911

SHEET 2 OF 2
FILE: w10 CP\1924\18-1924 SD-1



RIVER'S MARK

FEBRUARY 15, 2019

- Hardie Clapboard Siding
- Faux Brick Veneer
- PVC Trim
- Vinyl Clad Windows
- Architectural Shingles



RIVER'S MARK

FEBRUARY 15, 2019

- Hardie Clapboard Siding
- Faux Brick Veneer
- PVC Trim
- Vinyl Clad Windows
- Architectural Shingles

Client:
First Street At Garrison,
LLC
9 Madbury
Road - Suite 108
Durham, New Hampshire
03824

Architect:
Beauds A rt, Inc.
ARCHITECTURE • COMPUTER AIDED DESIGN
BRIAN J. BEAUDETTE - ARCHITECT
Bangor, Maine
207-866-1595
Kennebunk, Maine
207-885-2700



Rivers Mark
First Street
Dover, NH

Preliminary
Not for Construction
1-31-19

Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Front Elevation
A2.0
Project No: 187789



1 RIGHT SIDE (WEST) ELEVATION
A2.1 Scale: 1/4" = 1'

JON
Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 431-5639
Fax: (603) 431-2611
www.joneng.com

Client:
First Street At Garrison,
LLC
9 Madbury
Road - Suite 100
Durham, New Hampshire
03824

Architect:
Beauds A rt, Inc.
ARCHITECTURE • COMPUTER AIDED DESIGN
BRIAN J. BEAUDETTE - ARCHITECT
Rangely, Maine
Kennebunk, Maine
207-985-2700 207-984-5995

Rivers Mark
First Street
Dover, NH

Preliminary
Not for Construction
1-31-19

Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Right Side
Elevation
A2.1
Project No.: 189706

JSN
Associates, LLC
Civil/Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433-8839
Fax: (603) 431-2611
www.jsneng.com

Client:
First Street At Garrison,
LLC
9 Madbury
Road - Suite 108
Durham, New Hampshire
03824

Architect:
Beauds A rt, Inc.
ARCHITECTURE • COMPUTER AIDED DESIGN
BRIAN J. BEAUDETTE - ARCHITECT
Rampoley, Maine
Kennebunk, Maine
207-985-2700
207-664-9995

Rivers Mark
First Street
Dover, NH

Preliminary
Not for Construction
1-31-19

Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Back (River)
Elevation

A2.2
Project No: 180706



BACK (RIVER) ELEVATION
Scale: 1/4" = 1"



1 LEFT SIDE (EAST) ELEVATION (FACING RIPARIA)
A2.3 Scale: 1/4" = 1'

JCM
Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433-3889
Fax: (603) 431-2811
www.jcmeng.com

Client:
First Street At Garrison,
LLC
9 Madbury
Road - Suite 108
Durham, New Hampshire
03824

Architect:
Beauds A rt, Inc.
ARCHITECTURE • COMPUTER AIDED DESIGN
BRIAN J. BEAUDETTE - ARCHITECT
Kennebunk, Maine
207-965-2700
Bangor, Maine
207-904-5995

Rivers Mark
First Street
Dover, NH

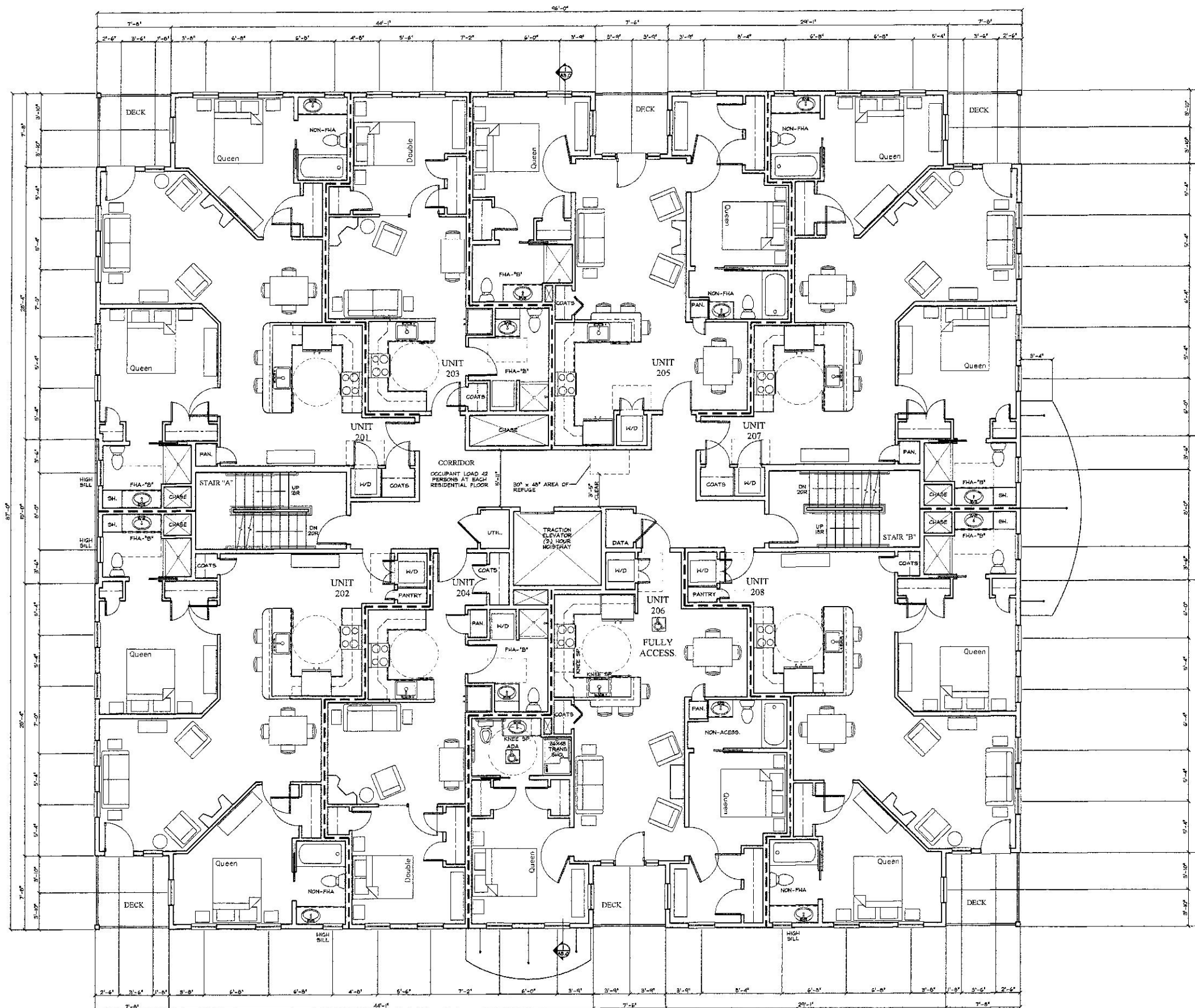
Preliminary
Not for Construction
1-31-19



Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Left Side
Elevation
A2.3
Project No: 180706



SECOND FLOOR PLAN
Scale: 1/4" = 1'

JEN
Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 431-5639
Fax: (603) 431-2811
www.jeneng.com

Client:
First Street At Garrison,
LLC
9 Medbury
Road - Suite 108
Durham, New Hampshire
03824

Architect:
Beauds **A**rt, Inc.
ARCHITECTURE • COMPUTER AIDED DESIGN
BRIAN J. BEAUDETTE - ARCHITECT
Kennebunk, Maine
207-885-2700
Bangor, Maine
207-884-5595

Rivers Mark
First Street
Dover, NH

Preliminary
Not for Construction
1-31-19

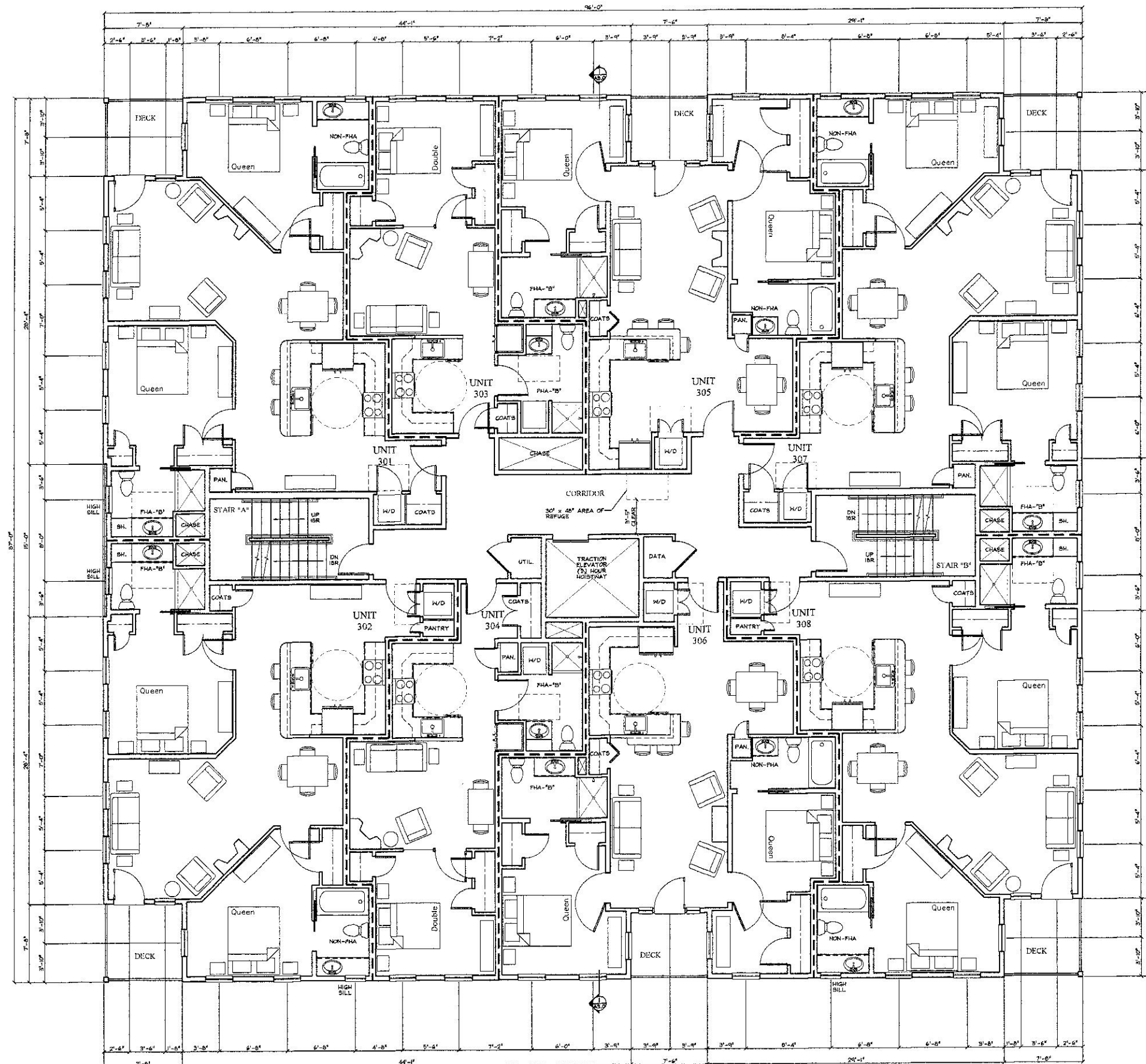
Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Second Floor Plan



A1.1
Project No: 186706



1 THIRD FLOOR PLAN
A1.2 Scale: 1/4" = 1'

JEN
Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433-5680
Fax: (603) 431-2811
www.jeneng.com

Client:
First Street At Garrison,
LLC
9 Macbury
Road - Suite 108
Durham, New Hampshire
03824

Architect:
Beauds Art, Inc.
ARCHITECTURE • COMPUTER AIDED DESIGN
BRIAN J. BEAUDETTE - ARCHITECT
Bangor, Maine
207-684-5965
Kennebunk, Maine
207-585-2700

Rivers Mark
First Street
Dover, NH

Preliminary
Not for Construction
1-31-19

Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Third
Floor Plan
A1.2
Project No: 140706

Client:
First Street At Garrison,
LLC
9 Hicquary
Road - Suite 108
Durham, New Hampshire
03824

Architect:
Beards Art, Inc.
ARCHITECTURE • COMPUTER AIDED DESIGN
BRIAN J. BEAUDETTE - ARCHITECT
Bangor, Maine
Kennebunk, Maine
207-885-2708

Rivers Mark
First Street
Dover, NH

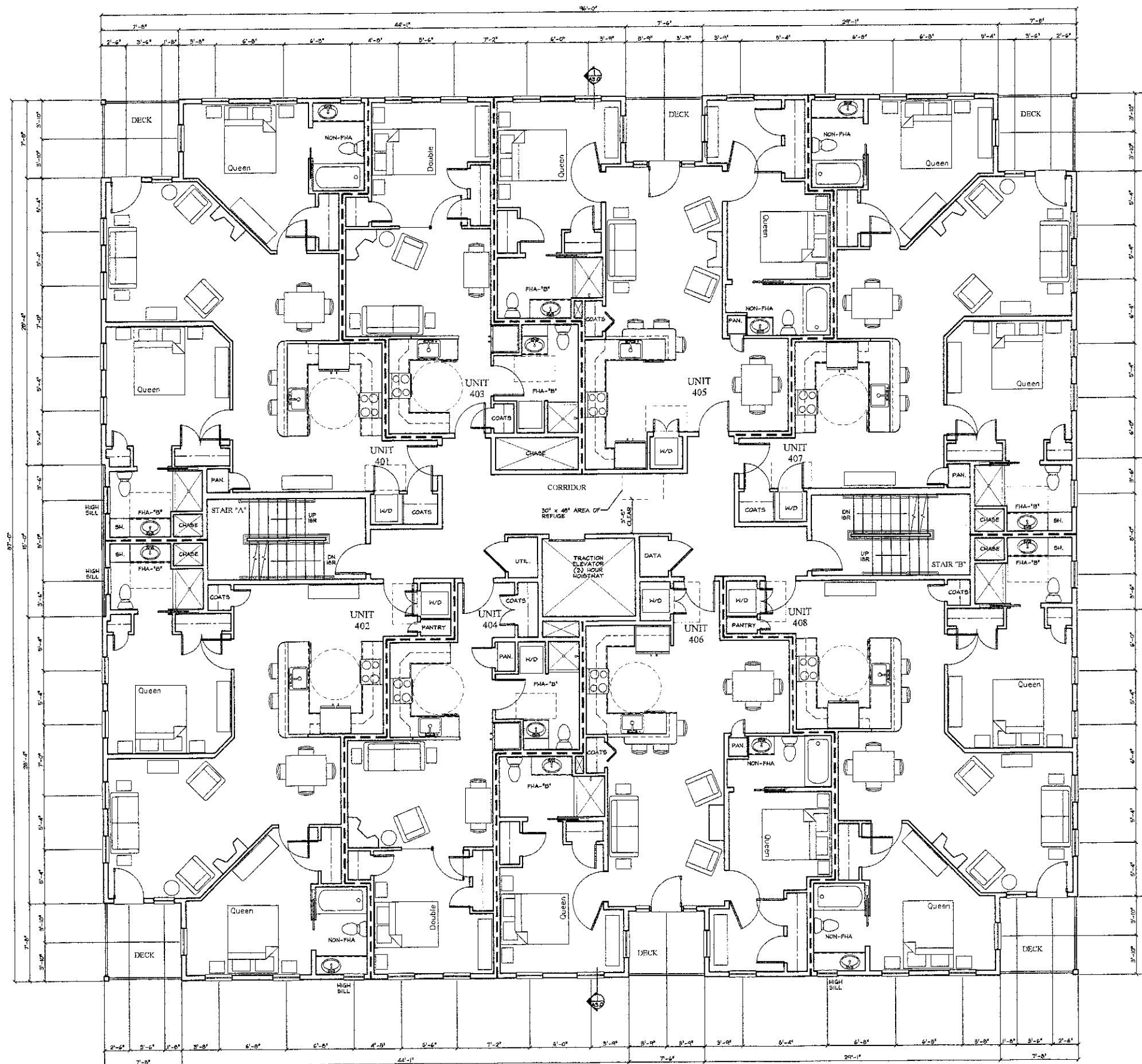
Preliminary
Not for Construction
1-31-19

Date: -
Scale: As Noted
Design By: RB
Approved By: -

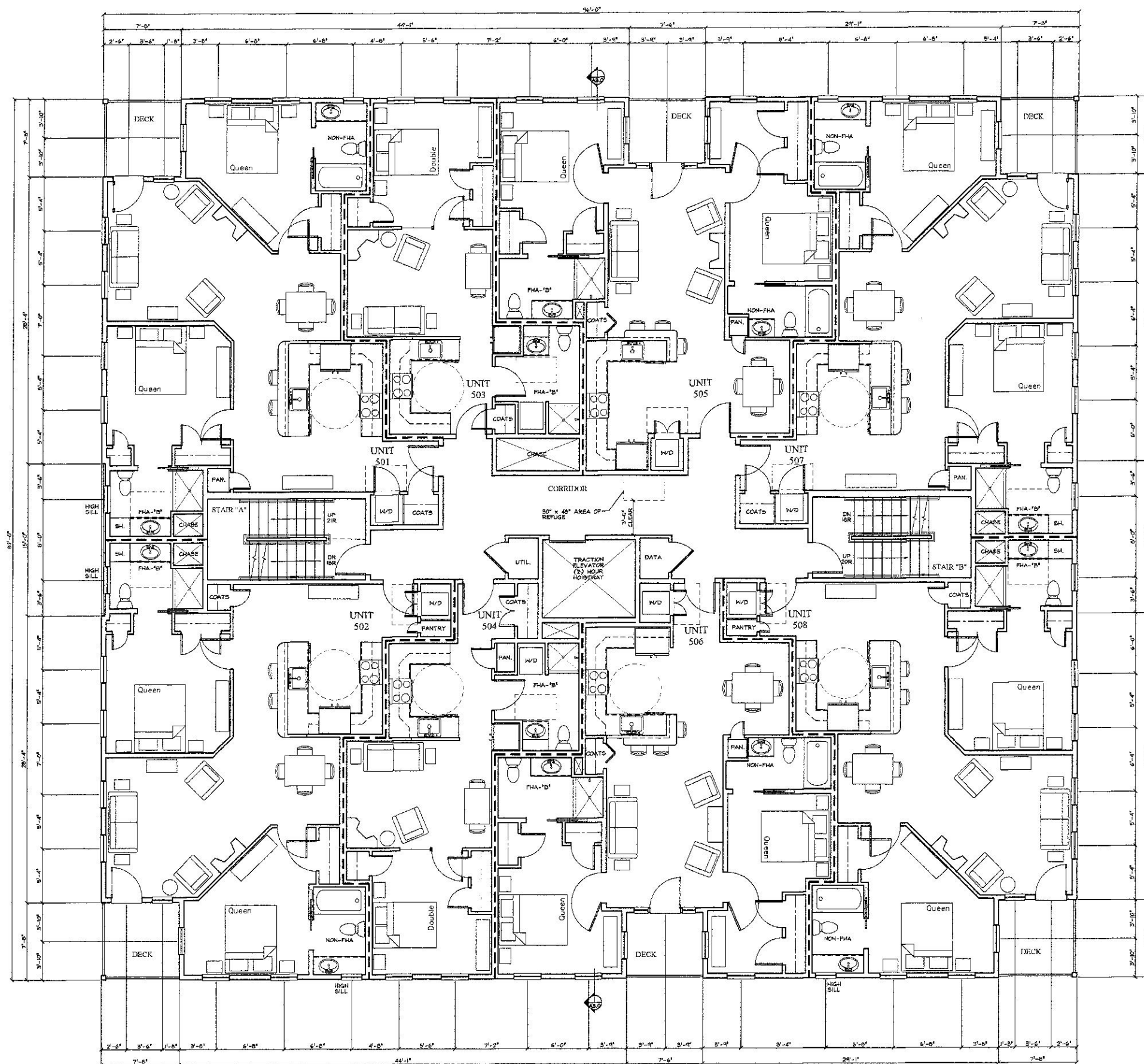
Revisions

Fourth
Floor Plan

A1.3
Project No: 180706



FOURTH FLOOR PLAN
A1.3
Scale: 1/4" = 1'



1 FIFTH FLOOR PLAN
A1.4
Scale: 1/4" = 1'

JON
Associates, LLC
Consulting Structural Engineers
One Autumn Street
Portsmouth, NH 03801
Phone: (603) 433-8689
Fax: (603) 431-2811
www.joneng.com

Client:
First Street At Garrison,
LLC
9 Madbury
Road - Suite 109
Durham, New Hampshire
03824

Architect:
Beauds **A**rt, Inc.
ARCHITECTURE & COMPUTER AIDED DESIGN
BRIAN J. BEAUDETTE - ARCHITECT
Bangor, Maine
207-984-5995
Kennebunk, Maine
207-985-2700

Rivers Mark
First Street
Dover, NH

Preliminary
Not for Construction
1-31-19

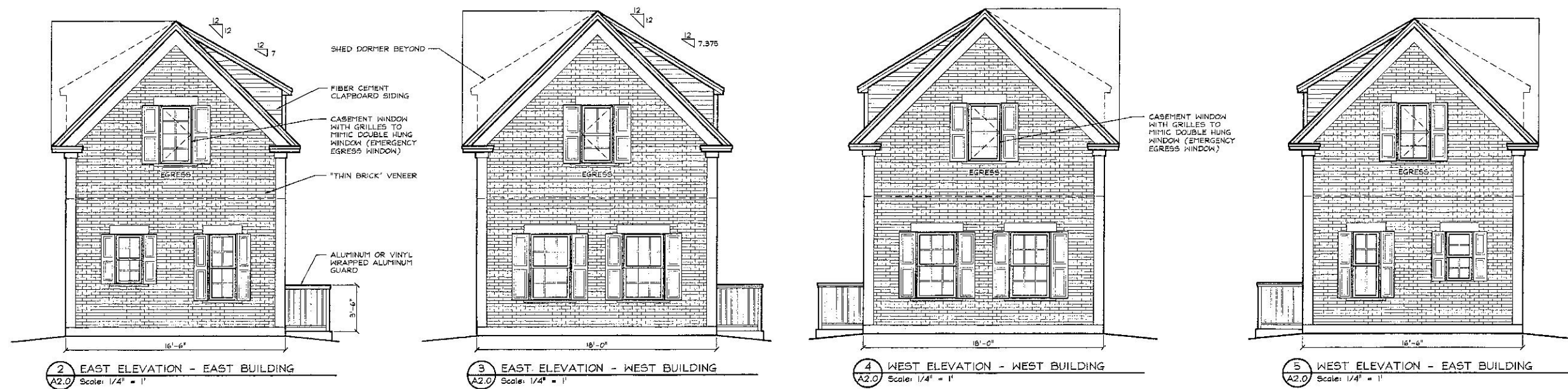
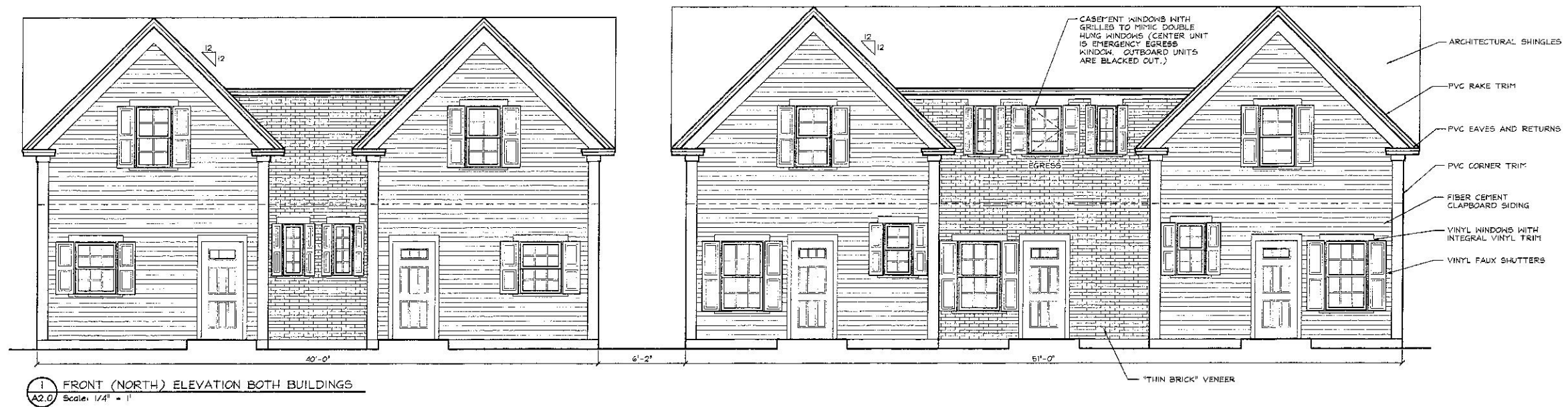
Date: -
Scale: As Noted
Design By: RB
Approved By: -

Revisions

Fifth
Floor Plan
A1.4
Project No: 180706







Client:
First Street At Garrison,
LLC
9 Madbury
Road - Suite 108
Durham, New Hampshire
03824

Architect:
Beards Art Inc.
ARCHITECTURE & CONSTRUCTION
BRIAN J. BEAUDETTE - ARCHITECT
Bangor, Maine
207-884-5985

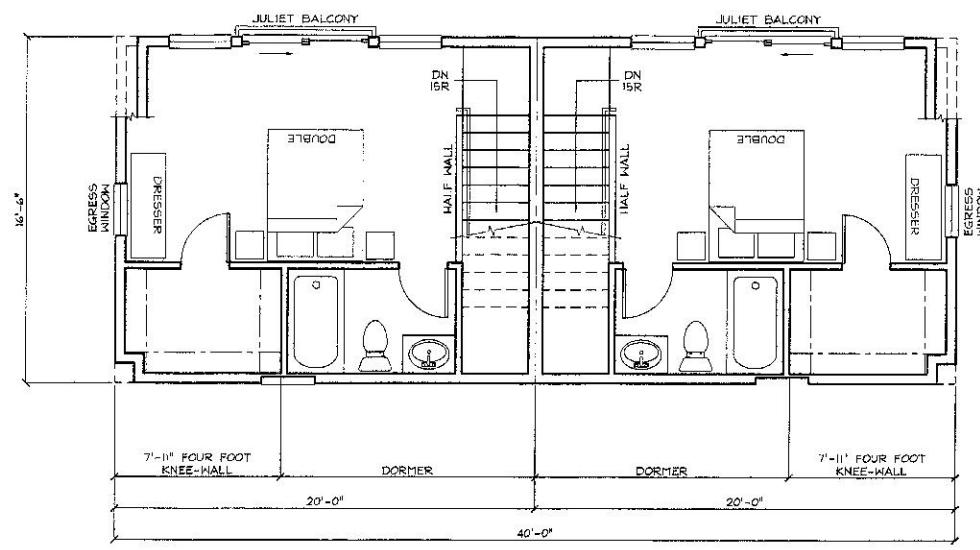
River's Mark Townhouses
First Street, Dover, NH

-Preliminary-
Not for Construction
2-27-19

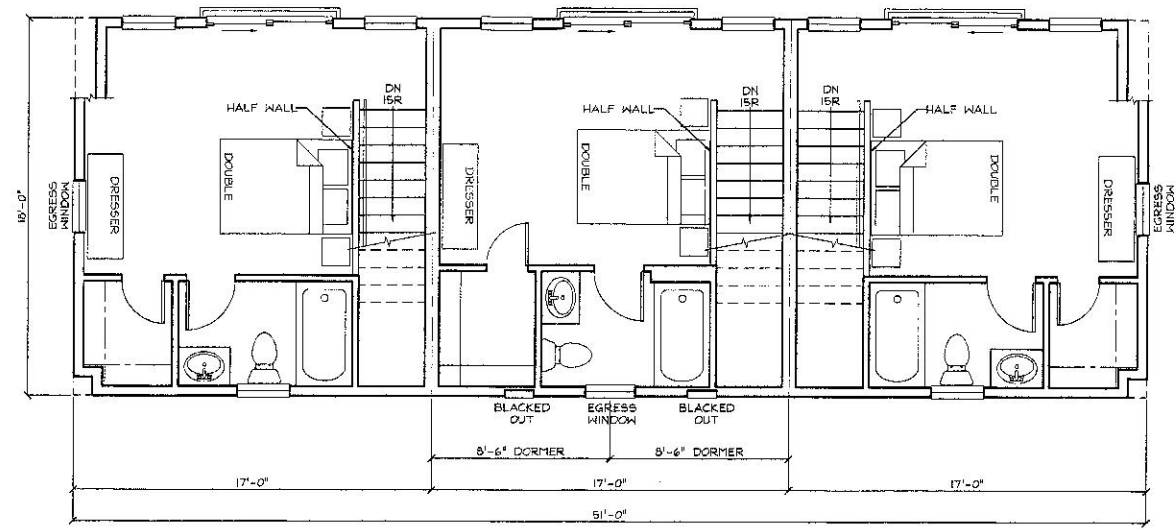
Date: -
Scale: As Noted
Design By: -
Approved By: -

Revisions

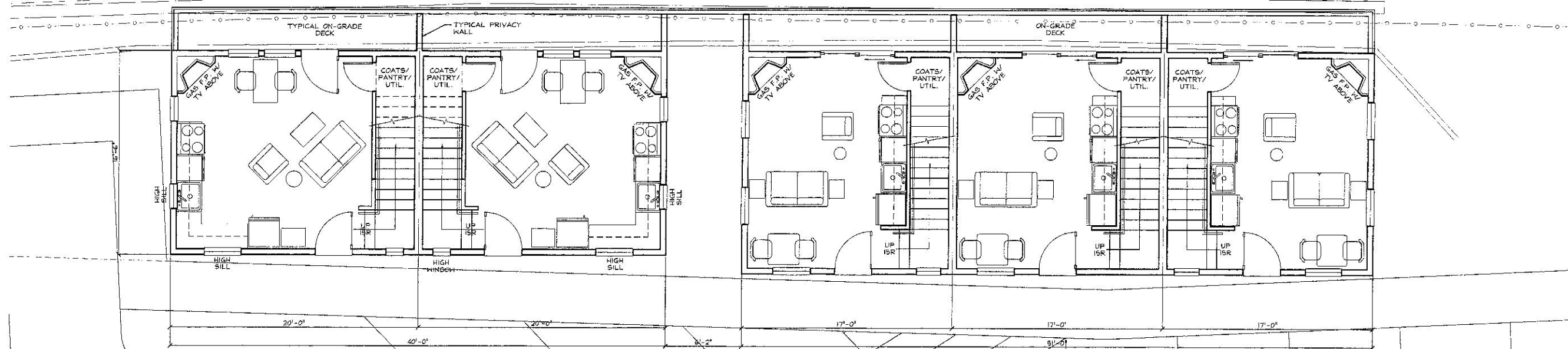
Floor Plans
A1.0
Project No: 180706



3 SECOND FLOOR PLAN (EAST BUILDING)
A1.0 Scale: 1/4" = 1'



4 SECOND FLOOR PLAN (WEST BUILDING)
A1.0 Scale: 1/4" = 1'



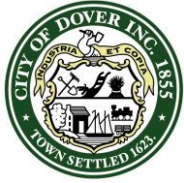
1 FIRST FLOOR PLAN (EAST BUILDING)
A1.0 Scale: 1/4" = 1'

2 FIRST FLOOR PLAN (WEST BUILDING)
A1.0 Scale: 1/4" = 1'

P18-25

First Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
01041-000000	5 GREEN ST	RIVERVIEW BUILDING CONDOMINIUM		40 COURT ST STE 650	BOSTON	MA	02108
01042-000000	3 GREEN ST	DOVER HOUSING AUTHORITY		62 WHITTIER STREET	DOVER	NH	03820
02054-000000	40 CHESTNUT ST	COCHECO PARK PRESERVATION ASSOCIATES	C/O PRESERVATION HOUSING MANAGEMENT	3100 BROADWAY STE #1234	KANSAS CITY	MO	64111
02083-001000	ORCHARD ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
06003-000000	100 FIRST ST	RIPARIA - ONE HUNDRED FIRST STREET LLC		466 CENTRAL AVE STE 12	DOVER	NH	03820
06010-000000	22 CHESTNUT ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
06010-A00000	37 39 FIRST ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
06011-000000	35 FIRST ST	LONG STEPHANIE N		35 FIRST ST	DOVER	NH	03820
06012-000000	31 33 FIRST ST	MURPHY BRIAN J		496 WALLIS RD	RYE	NH	03870
06014-000000	27 29 FIRST ST	ALDEN PROPERTIES LLC		750 LAFAYETTE RD STE 201	PORTSMOUTH	NH	03801
06015-000000	23 25 FIRST ST	KAB REALTY MANAGEMENT LLC		35 THIRD ST	DOVER	NH	03820-3316
06016-000000	21 FIRST ST	CONNORS COLLEEN F &	CONNORS AILLINN	21 FIRST ST	DOVER	NH	03820
06017-000000	19 FIRST ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
06018-000000	17 FIRST ST	SOUDAKIM LLC		310 DOVER POINT RD	DOVER	NH	03820
06024-000000	18 20 SECOND ST	CAMIRE DAVID R &	CAMIRE STACEY L	P O BOX 724	SOMERSWORTH	NH	03878
06025-000000	22 SECOND ST	CAMIRE DAVID R &	CAMIRE STACEY L	P O BOX 724	SOMERSWORTH	NH	03878
06026-000000	24 26 SECOND ST	FIELD JEAN		24 SECOND ST	DOVER	NH	03820
06027-000000	28 30 SECOND ST	REDDY INFOSYS INC	ATTN OFFICE BERLIN PROPERTIES	60 ZAITZ FARM RD	PRINCETON JUNCTION	NJ	08550
06028-000000	32 34 SECOND ST	SCHREUER RICHARD &	DOYLE NANCY	234 ECHO COVE RD	SOUTH HAMILTON	MA	01982
06029-000000	36 42 SECOND ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
31005-000000	47 CHESTNUT ST	HARLECH LLC		273 CORPORATE DR STE 150	PORTSMOUTH	NH	03801
31006-000000	45 CHESTNUT ST	LOYAL ORDER OF MOOSE #443		45 CHESTNUT STREET	DOVER	NH	03820
		FIRST STREET AT CHESTNUT LLC		466 CENTRAL AVENUE, STE 12	DOVER	NH	03820
		FIRST STREET ST GARRISON LLC		466 CENTRAL AVENUE, STE 12	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES		24 CHESTNUT STREET	DOVER	NH	03820
		CIVIL WORKS NEW ENGLAND		181 WATSON ROAD	DOVER	NH	03820



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-25

Application Type: Site Plan Review
Applicant(s): First Street at Garrison, LLC
Owner(s): First Street at Chestnut, LLC
Location: First Street (Tax Map 6, Lots 3-1 and 9)
Date: February 7, 2019

INTENT: To re-use the existing building and construct one new building with 24 two bedroom units and 8 one bedroom units also containing 3,729 sq. ft. of commercial space plus two smaller buildings with a total of 5 one bedroom units and 54 proposed parking spaces. CUP applications will also appear before the Planning Board.

LOTS/UNITS PROPOSED: 37 residential, 3,729 sq. ft. commercial

AGENDA ITEM #: 1

ACREAGE: 0.73 acre and 0.41 acre

ZONING DISTRICT: CBD - General

EXISTING LAND USE: Commercial, parking lot

SURROUNDING LAND USE: Residential, commercial, mixed use, public park, assembly hall, Transportation Center

ZBA ACTION: None

PERMITS REQUIRED: Conditional Use Permits (street wall, minimum frontage build-out, minimum lot coverage)

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police
Frank Torr, Planning Board
Chris Parker, Planning
Dave White, Community Services
Dan Barufaldi, Economic Development

Others:

Kevin McEneaney
Steve Haight
Bill Hopkins
Stuart Mitchell
Elena Piekut
Bill Simons

Approval of 1/31/2019 Meeting Minutes

D.White moved to approve the minutes of January 31, 2019.

J.Maxfield seconded. Vote: U/A

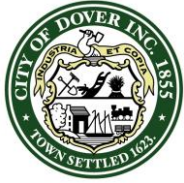
PLAN REVIEW:

Planning Comments:

- Water and Sewer Investment fees
- Only units with commercial underneath them will qualify for lesser residential-over-commercial impacts fees
- Where will mail be located?
- Please provide reciprocal access easements for First Street at Garrison, LLC and First Street at Chestnut, LLC
- Please revise application to include:
 - Letter from Eversource regarding ability to provide service
 - Building materials on elevations for all sides of all buildings that matches floor plans and streetscape
 - Floor plans for all floors
 - Streetscape that meets the regulations
- Please revise plan set to:
 - Address Eversource concerns
 - Include full landscape plan; note that regulations were recently amended
 - Note what is provided to meet zoning requirements of CBD
 - Indicate brick sidewalk on plan view on sheet 5
 - Add screening around transformers to the satisfaction of the Assistant City Manager
 - Provide dumpster screening detail
 - Provide walkway to Chestnut Street from all buildings
 - Provide benches, trash and recycling receptacles, and bike rack
 - Engineer, LLS, and Landscape architect to sign and stamp final plan set
 - Include a lot line adjustment plan or easement plan for the Chestnut Street sidewalk that is over your parcel.
 - Show cross access easement between properties
 - Note drainage easement near Chestnut Street
 - Note signage noting visibility and noise will be installed and used during any earthwork, to the satisfaction of the City Engineer.

Police Department Comments:

- Show the proposed traffic flow on site



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P18-25

Application Type: Site Plan Review
Applicant(s): First Street at Garrison, LLC
Owner(s): First Street at Chestnut, LLC
Location: First Street (Tax Map 6, Lots 3-1 and 9)
Date: February 7, 2019

- Updated Traffic Assessment/Analysis (pp.2-3) should reflect Chestnut Street's new lane designations (no longer two lanes each direction)
- Provide pedestrian connection - integrated with existing traffic signal - on the south side of the Chestnut/First intersection – to help access potential public parking supply on westerly side of Chestnut Street bridge
- Review feasibility of converting westerly side of Chestnut Street bridge to angle parking
- Most plan sheets are 1:15 scale, consider amending to 1:10 or 1:20

Fire/Inspections Comments:

- Plans shall be reviewed for compliance with accessibility requirements in accordance with State building code, (IBC, ANSI A117.1) and all other applicable accessibility regulations
- Plans shall include a handrail detail for the stairways in accordance with applicable accessibility regulations.
- Accessible parking spaces shall be marked with the applicable signage. Place signage details on plan set.
- Clarify the location of the accessible parking for the three new structures.
- Provide a location of the accessible dwelling units for the project.
- 24 Chestnut Street parking lot does not appear to provide the minimum number of 2 accessible parking spaces per IBC.
- Plans shall contain a statement the design has been reviewed for compliance w/ accessibility regulations and meets adopted accessibility regulations in accordance as well as NH RSA 155-A:5
- Discuss location of electrical service and gas service on sheet 7
- Architectural elevation plan A .20 does not appear to meet floor plan A 1.1 (i.e. door layout, balconies, North wall building alignment).

- Clarify location of standby power source. If installed on roof, need to screen inside building or on roof.
- Provide elevation plans for all sides of each building.
- Clarify if there is public access to the roof.
- Provide a note on the plan indicating retaining walls 4' or higher will require a building permit
- Think about ventilation on first floor for commercial uses

Engineering Comments:

- Where is the water service to the existing building?
- Show more detail on where the water service will tie into Chestnut St
- Replace the existing catchbasin 6667 with a deep sump cb with a hood.
- Sprinkler service separate from domestic water
- Tip down by Cottage needs to move
- Show drainage on utility plan

Economic Development Comments:

- Looking for update cottage rendering

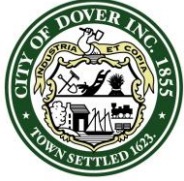
Planning Board Comments:

- Was demolishing or adding on to 24 Chestnut Street considered by the applicant?
- First phase landscaping needs to be completed.
- What are plans for signage?
- Make sure architectural renderings are accurate.
- Snow removal plan
- Show landscaping for all buildings

Next Steps:

Come back for an unofficial second TRC when plans have been revised and then submit to be on the March 12 PB meeting.

Motion to adjourn TRC at 11:32am by J.Maxfield and seconded by D.White. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-13

Application Type: Conditional Use Permit for Review
Applicant(s): Michael & Sandra Hodge
Owner(s): Michael & Sandra Hodge
Location: 1 Deer Creek (Assessor's Map 25, Lot 66-1)
Meeting Date: March 12, 2019

INTENT: Proposal is to construct a two car garage addition to the current house with a total net of 177 s.f. of wetland buffer impact. This application was endorsed (with 1 condition) by the Conservation Commission on February 11, 2019.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-C

ACREAGE: 0.37 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE:
Residential

SURROUNDING LAND USE:
Residential

ZBA ACTION: None

ATTACHMENTS: Application materials, Conservation Commission Minutes, and CUP Plan

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED:
-Conditional Use Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting to construct a two car garage addition to the current house with a total net of 177 s.f. of wetland buffer impact.

The Conservation Commission endorsed this item at their February 11, 2019 meeting with the condition that the applicant use a stormwater technique that infiltrates the runoff from the increase in impervious area. The applicant submitted additional information on February 22nd, including a revised plan that incorporates a rain barrel, dripline infiltration and a reconfiguration of the storm gutters into a vegetated swale, along with a NH residential loading model calculation from the NHDES Homeowner's Guide to Stormwater Management. The result is a decrease in stormwater volume.

Consistency with Land Use Regulations

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

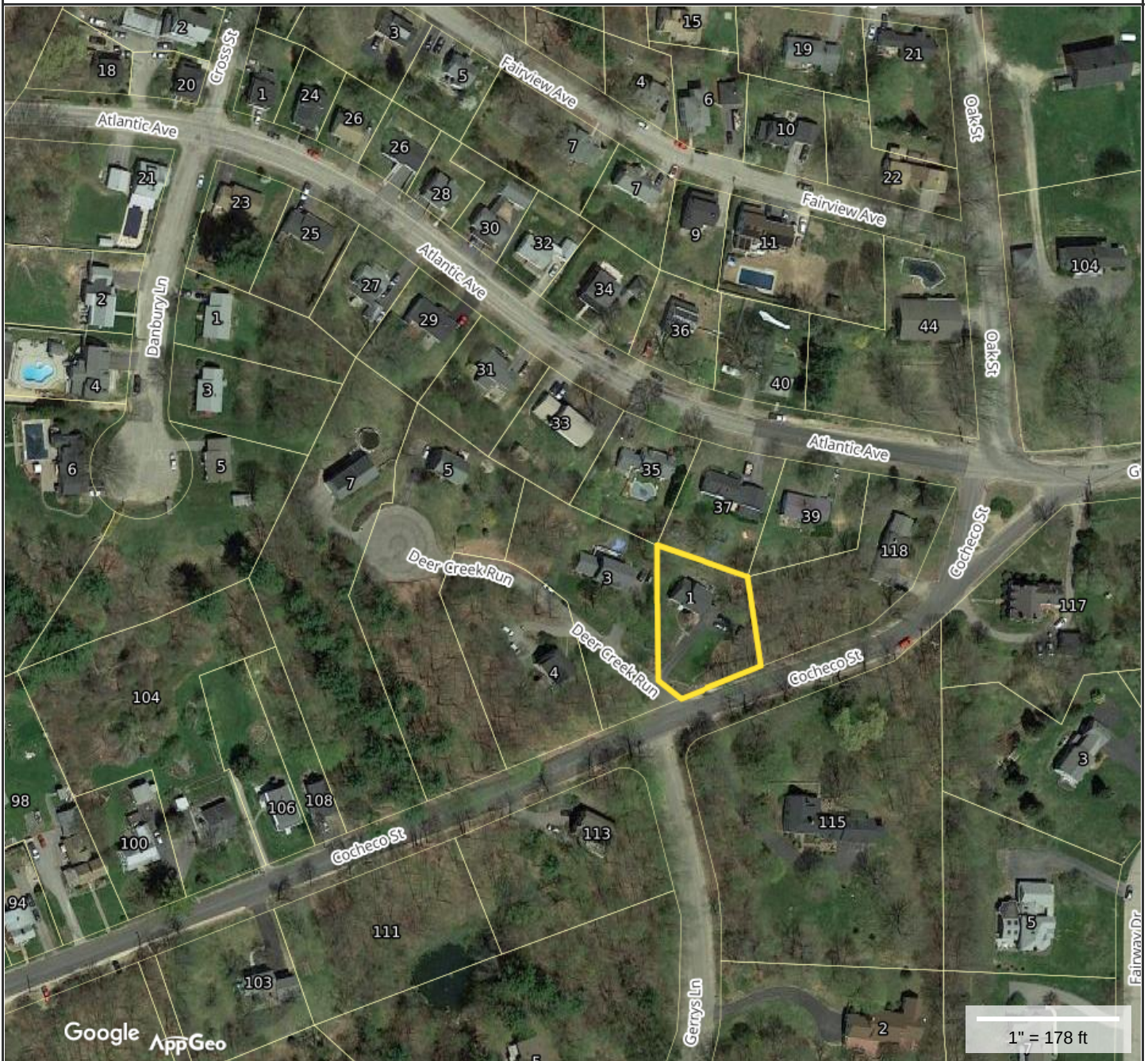
STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board to accept the application, open the public hearing, and 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. The applicant shall provide proof to the Planning Department that the stormwater management BMP's have been installed.

P19-13

**Property Information**

Property ID 25066-001000
Location 1 DEER CREEK RUN
Owner HODGE MICHAEL &
Land Use 101

**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

CONDITIONAL USE PERMIT APPLICATION

[Registration Date: May 18, 2017]

RECEIVED
Planning Office

Office Use Only

Project #:

P19-13

Date Received:

FEB 04 2019

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Michael & Sandra Hodge Telephone # 603-988-4284

Address of Applicant: 1 Deer Creek Run, Dover, NH 03820

E-Mail Address mrhodge35@msn.com

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

Address of Property Owner: 1 Deer Creek Run, Dover, NH 03820

PROPERTY INFORMATION

Assessor's Map # 25 Lot(s) # 1 460-1

Address of Property: 1 Deer Creek Run, Dover, NH 03820

Zoning District(s) R-12 Overlay District(s)

Existing Use of Property: Residential

CONDITIONAL USE PERMIT INFORMATION

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

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

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

This proposal is meant to gain relief from a wetland setback to accommodate a new driveway layout that will be part of an addition to the current house on the property. The proposed addition is a two car garage that will occupy an area that is currently paved driveway. In order to allow vehicle access to the new garage, the layout of the driveway will need to change slightly. We would like to have a backup turnaround area but that would jut further into the wetland area. As a compromise, we are proposing a driveway layout that will require us to back out of the new garage. The layout of the new driveway will convert an area that is currently lawn into driveway to accommodate backing out (see attached photos). The current driveway and adjacent lawn area that will be impacted by the new driveway is already within the setback limits of the mapped wetland.



As part of the addition, a portion of the current driveway will be converted back into lawn and landscaping such that the total net impact on impervious surface will be 177 square feet. The wetland we are proposing to gain setback relief from is shown on a City of Dover Planning Board map which was approved on 03/08/1990. The wetland as mapped in 1990 has changed considerably over the last 29 years and has some portion that is currently lawn. The wetland as mapped was encroached upon when we bought the house in 1999. While living here, we have removed turfgrass and other invasive species from the wetland area and replaced with native plants creating a riparian corridor that contains many wildlife friendly native plants. The current stream runs through this area and then enters a culvert at the crossing of Deer Creek Run on our property. The current plan will have minimal impact on this area.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: None

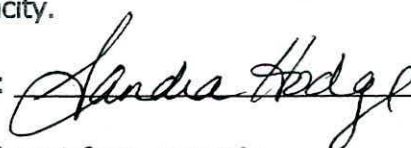
Name of Professional That Prepared Plans: Sandra E. Hodge

Address JSA, Inc. 273 Corporate Drive, Portsmouth, NH 03801 Telephone #: 603-436-2551

Professional License #: _____ E-mail address: shodge@jsainc.com

SIGNATURES

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

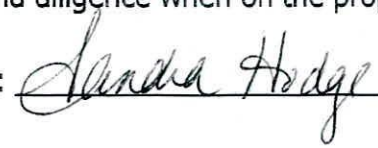
Signature of Property Owner:  Date: 1-30-19

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

Signature of Agent: _____ Date: _____

AUTHORIZATION TO ENTER SUBJECT PROPERTY

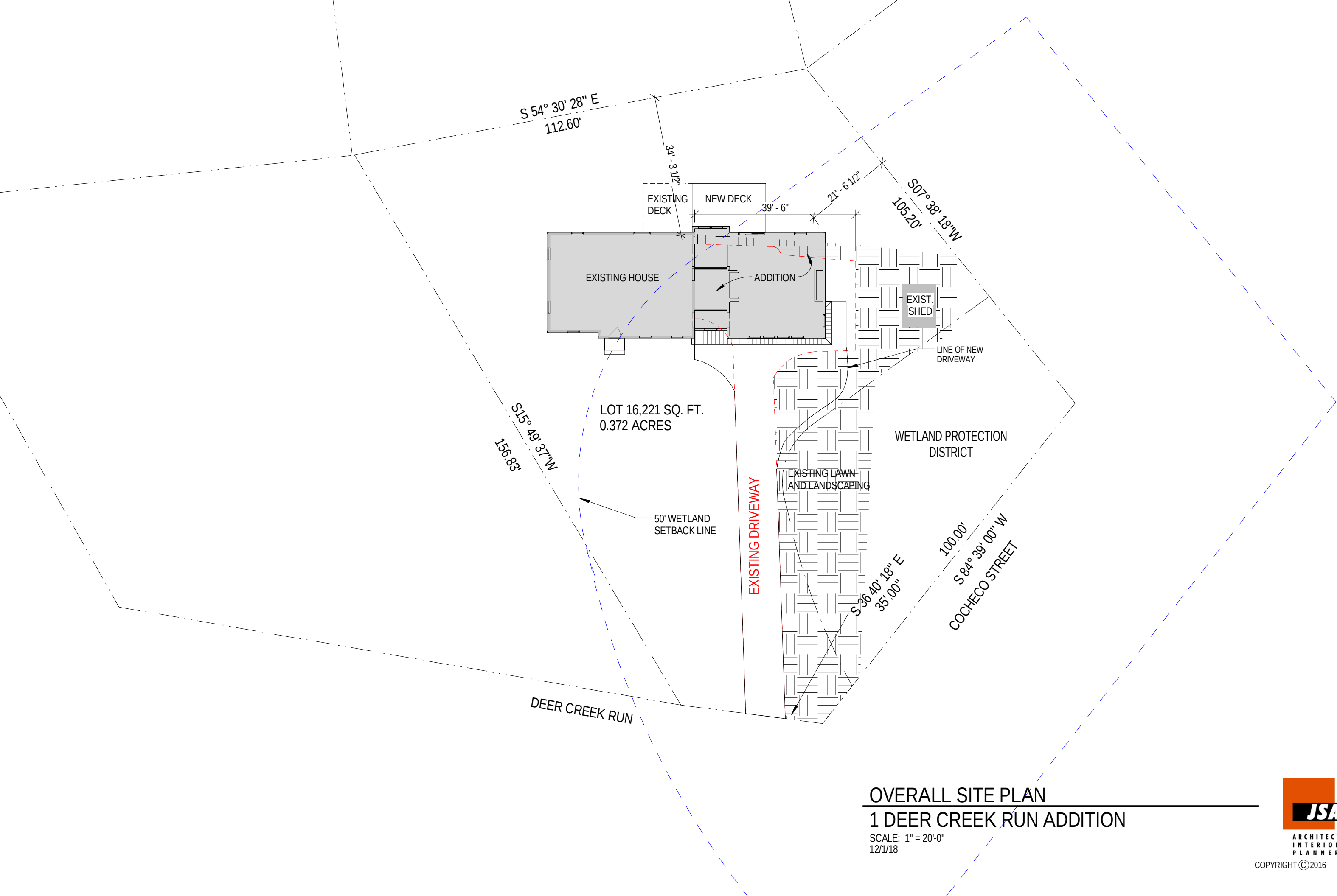
I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction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

Signature of Property Owner:  Date: 1-30-19



City of Dover, NH: Planning Board, Current Meeting





OVERALL SITE PLAN
1 DEER CREEK RUN ADDITION

SCALE: 1" = 20'-0"
12/1/18



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Addendum 1

Addendum Topic	1 Deer Creek Run Addition
Owners	Mike and Sandra Hodge
Purpose	Conditional Use Permit
Conservation Commission Review	February 11, 2019

Stormwater Management

The addition of a two-car garage and associated living space proposed for 1 Deer Creek Run, Dover, NH will replace an existing driveway area that is currently within a 50-foot wetland setback. The garage and driveway reconfiguration will result in a total of 177 square feet of additional impervious service within the 50-foot wetland setback.

This addendum is a follow-up to the February 11, 2019 Dover Conservation Commission meeting where additional information was requested to describe design features and Best Management Practices (BMPs) that will mitigate stormwater runoff from the new structure and driveway areas into the wetland buffer. The evaluation and inclusion of design features and BMPs below are consistent with guidance for low impact development and homeowners provided by the NH Department of Environmental Services'-Homeowner's Guide to Stormwater Management and Stormwater and Antidegradation Manual; the EPA-Homeowners Guide to Healthy Habitats for Clean Water; and the UNH-Model Stormwater Standards for Coastal Communities.

CURRENT CONDITIONS

The existing house and driveway to be impacted by the proposed addition has the following characteristics.

1. 1,442 square feet of impervious service.
2. Of the 1,442 square feet of impervious surface, 1,442 square feet drains directly into the wetland area. This includes direct surface runoff from the driveway and rooftop runoff that is currently directed through storm gutters onto the existing driveway area (Figure A-attached).
3. No significant design features or BMPs are currently used to reduce stormwater loading into the wetland area.
4. No BMPs put into the NH Residential Loading Model referenced in the NH DES Homeowners Guide to Stormwater Management to estimate benefits of BMPs on stormwater management (Figure A1-attached)

PROPOSED CONDITIONS

With the design features and BMPs described below, the area impacted by the new addition will result in the following characteristics.

1. 1,619 square feet of impervious service
2. Of the 1,619 square feet of impervious surface, 177 square feet will drain directly into the wetland area.
3. 1,442 square feet of impervious service will be managed with design features or BMPs to reduce stormwater loading into the wetland area. (Figure B-attached).
4. BMPs put into the NH Residential Loading Model referenced in the NH DES Homeowner's Guide to Stormwater Management used to estimate benefits of BMPs on stormwater management (Figure B1-attached).

Best Management Practices

- a. *Rain Barrel:* Storm gutters on the new structure will collect stormwater from 364 square feet of roof and channel it to rain barrels placed adjacent to the garage.
- b. *Dripline Infiltration:* A stone drip edge on a low slope area adjacent to the new garage will disconnect 208 square feet of rooftop runoff from the driveway runoff to increase infiltration and encourage natural attenuation away from the wetland area.
- c. *Storm Gutter Reconfiguration:* Existing and new storm gutters that do not channel rooftop runoff to the rain barrels will direct 870 square feet of runoff away from the wetland area to separate drainage pathways on the property that go through landscaping and lawn prior to entering a vegetated swale or woodland.

NET STORMWATER IMPACT OF THE PROPOSED ADDITON

The proposed addition will add a small amount of impervious service to the lot but it will replace 832 square feet of driveway (relatively dirty runoff) with a garage (relatively clean runoff) which creates the opportunity to employ stormwater management BMPs on the site. The net impact on stormwater management is outlined below.

1. Increase of 177 square feet of impervious surface.
2. Decrease of 1,265 square feet of impervious surface runoff that drains directly into the wetland area.
3. Increase of 1,442 square feet of impervious surface runoff managed by BMPs.
4. Decrease stormwater volume by 2,908 cubic feet per year (58%) as modeled in the NH Residential Loading Model referenced in the NH DES Homeowner's Guide to Stormwater Management. (Figure C Baseline Conditions and Figure D Results- attached)

In addition to the above mentioned BMPs and design features, native plants will be planted to supplement current vegetation in the wetland buffer to further interrupt remaining stormwater flow, trap sediment and remove nutrients prior to water discharge to the culvert that combines stormwater from the 1 Deer Creek Run lot with stormwater from Cocheco Street.

Figure A1
Existing Conditions

New Hampshire Residential Loading Model Version 1.09 July 12, 2012 ***BETA***				
PROPERTY EXISTING STORMWATER TREATMENT CONDITIONS				
1	SET ONE	1. IMPERVIOUS ROOF:	2. LAWN/LANDSCAPE:	4. OTHER HARD SURFACES:
	Square Feet of land use	0	177	610
	Acres of land use	0.00	0.00	0.01
	Stormwater Treatment Practice Applied? (choose from the picklists)		None	None
	Square Feet of land use draining to practice		0	0
	Is there a second treatment practice applied downstream?		None	None
2	SET TWO	1. IMPERVIOUS ROOF:	2. LAWN/LANDSCAPE:	4. OTHER HARD SURFACES:
	Remaining Square Feet of land use	0	177	610
	Acres of land use	0.00	0.00	0.01
	Stormwater Treatment Practice Applied? (choose from the picklists)		None	None
	Square Feet of land use draining to practice		0	0
	Is there a second treatment practice applied downstream?		None	None
3	SET THREE	1. IMPERVIOUS ROOF:	2. LAWN/LANDSCAPE:	4. OTHER HARD SURFACES:
	Square Feet of land use	0	177	610
	Acres of land use	0.00	0.00	0.01
	Stormwater Treatment Practice Applied? (choose from the picklists)		None	None
	Square Feet of land use draining to practice		0	0
	Is there a second treatment practice applied downstream?		None	None

Figure B1

Planned Conditions

New Hampshire Residential Loading Model Version 1.09 July 12, 2012 ***BETA***

PROPERTY PLANNED STORMWATER TREATMENT CONDITIONS					
1	SET ONE	1. FOREST:	2. LAWN/LANDSCAPE:	3. IMPERVIOUS ROOF:	4. OTHER HARD SURFACES:
	Square Feet of land use	0	0	1,442	177
	Acres of land use	0.00	0.00	0.03	0.00
	Stormwater Treatment Practice Applied? <i>(choose from the picklists)</i>		None	DIY: Rain Barrel	None
	Square Feet of land use draining to practice		0	364	0
	Is there a second treatment practice applied downstream?		None	None	None
2	SET TWO	1. FOREST:	2. LAWN/LANDSCAPE:	3. IMPERVIOUS ROOF:	4. OTHER HARD SURFACES:
	Remaining Square Feet of land use	0	0	1,078	177
	Acres of land use	0.00	0.00	0.02	0.00
	Stormwater Treatment Practice Applied? <i>(choose from the picklists)</i>		None	DIY: Dripline Infiltration Trench	None
	Square Feet of land use draining to practice		0	208	0
	Is there a second treatment practice applied downstream?		None	None	None
3	SET THREE	1. FOREST:	2. LAWN/LANDSCAPE:	3. IMPERVIOUS ROOF:	4. OTHER HARD SURFACES:
	Square Feet of land use	0	0	870	177
	Acres of land use	0.00	0.00	0.02	0.00
	Stormwater Treatment Practice Applied? <i>(choose from the picklists)</i>		None	DIY: Vegetated Swale	None
	Square Feet of land use draining to practice		0	870	0
	Is there a second treatment practice applied downstream?		None	None	None

Figure C. Baseline Site Conditions

WEATHER			
1. RAINFALL:	Look-up Your Rainfall	42.5	INCHES

PROPERTY LAND USES	EXISTING LAND USE CONDITIONS			PLANNED LAND USE CONDITIONS	
	SQUARE FEET	ACRES		SQUARE FEET	ACRES
1. FOREST:	0	0.00	Go to the Conversion Block in the Instructions	0	0.00
2. LAWN/LANDSCAPE:	177	0.00		0	0.00
3. IMPERVIOUS ROOF:	610	0.01		1,442	0.03
4. OTHER HARD SURFACES:	832	0.02		177	0.00
TOTAL:	1,619	0.04		1,619	0.04

FERTILIZER USE	EXISTING FERTILIZER USE	PLANNED FERTILIZER USE
PHOSPHORUS FERTILIZER USE (lbs/acre/year):	15	15
NITROGEN FERTILIZER USE (lbs/acre/year):	150	150

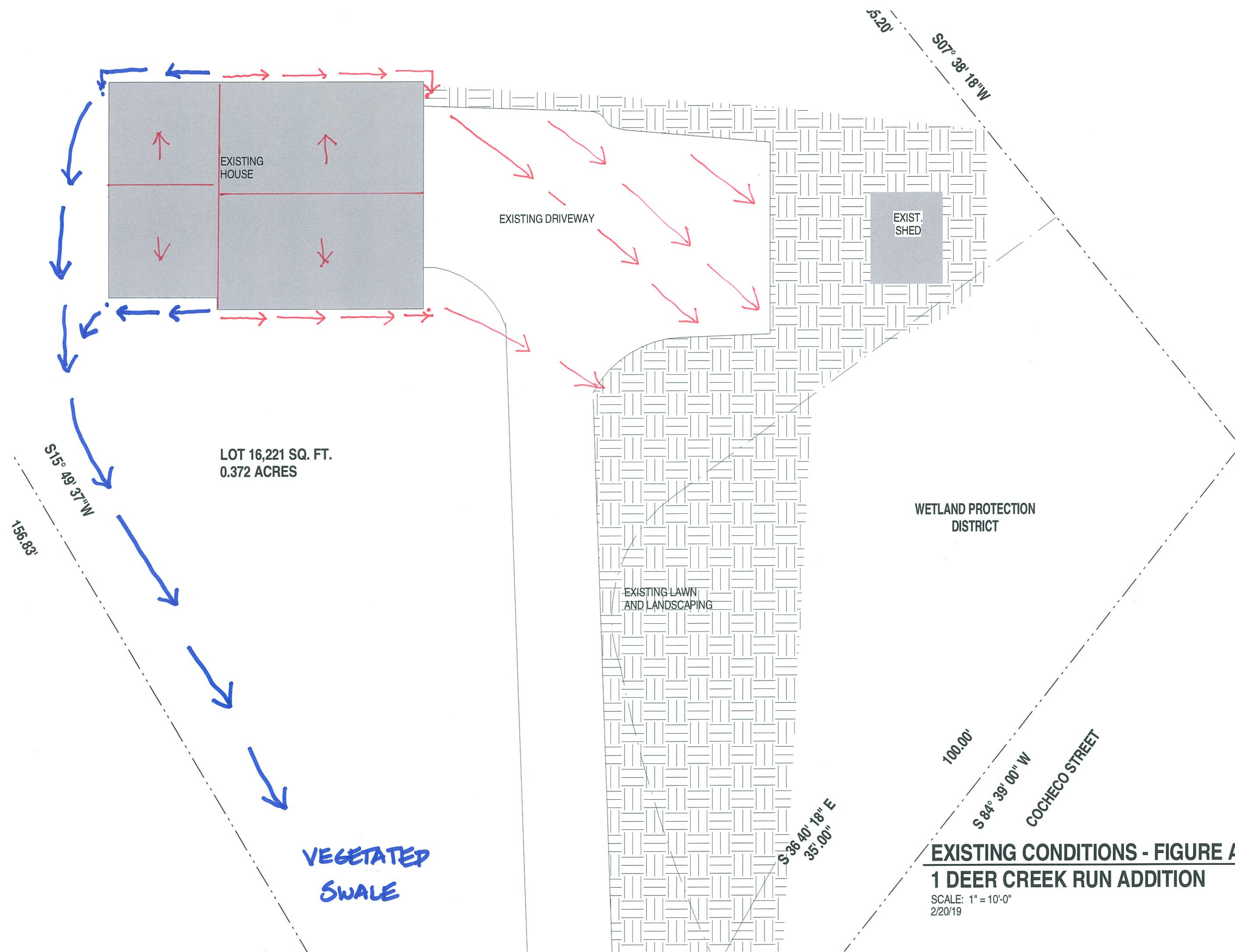
Help me calculate my application rate

Consider reducing your fertilizer use to help protect the health of New Hampshire's waters.

Figure D. Existing Use vs Planned Use Results

New Hampshire Residential Loading Model Version 1.09 July 12, 2012 ***BETA***

RUNOFF VOLUME	EXISTING LAND USE CONDITIONS (includes treatment practices if in place) (cubic feet/year)		PLANNED LAND USE CONDITIONS (includes BMPs if in place) (cubic feet/year)	Best Stormwater Footprint for Your Property
This is the annual treatable volume of stormwater runoff from your property. - For the existing condition, it is the volume of runoff from the undeveloped portion that is to be developed and any existing developed portions of the lot. - For the planned condition it is the	4,990	Congratulations, you reduced your Runoff Volume by 48% or 2418 cubic feet per year below your existing land use conditions.	2,571	109
RUNOFF NUTRIENT MASS	EXISTING LAND USE CONDITIONS (includes treatment practices if in place) (lbs/year)		PLANNED LAND USE CONDITIONS (includes BMPs if in place) (lbs/year)	
"Total Suspended Solids (TSS) Footprint" - This is the annual mass of Total Suspended Solids (TSS) in stormwater runoff for your property.	33.36	Congratulations, you reduced your Total Suspended Solids (TSS) Footprint by 72% or 24.17 pounds of TSS per year below your existing land use conditions.	9.18	0.12
"Phosphorus Footprint" - This is the annual mass of phosphorus in stormwater runoff for your property.	0.13	Congratulations, you reduced your Phosphorus Footprint by 66% or 0.08 pounds of TP per year below your existing land use conditions.	0.04	0.01
"Nitrogen Footprint" - This is the annual mass of nitrogen in stormwater runoff for your property.	0.63	Congratulations, you reduced your Nitrogen Footprint by 30% or 0.19 pounds of TN per year below your existing land use conditions.	0.44	0.08



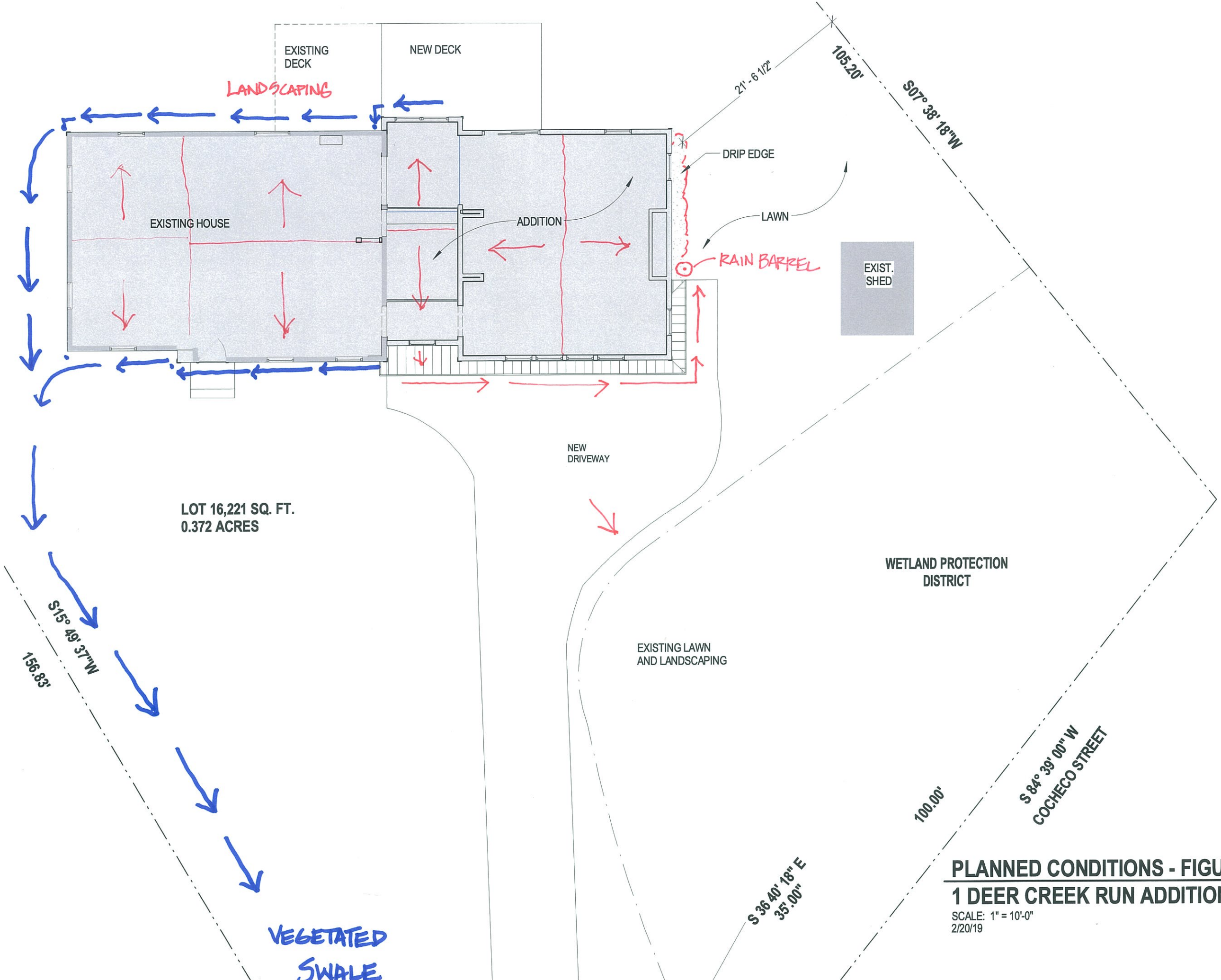
EXISTING CONDITIONS - FIGURE A
1 DEER CREEK RUN ADDITION

SCALE: 1" = 10'-0"
2/20/19



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PLANNED CONDITIONS - FIGURE B
1 DEER CREEK RUN ADDITION

SCALE: 1" = 10'-0"
2/20/19

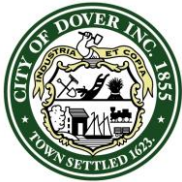


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P19-13**1 Deer Creek Run**

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
25002-000000	40 ATLANTIC AV	LACHANCE AARON M &	LACHANCE LYNDI	26 HILL DR	ELIOT	ME	03903
25003-000000	36 ATLANTIC AV	DIAS STUART F		36 ATLANTIC AVE	DOVER	NH	03820
25066-002000	3 DEER CREEK RUN	JOHNSON RICHARD E &	JOHNSON SUSAN K	3 DEER CREEK RUN	DOVER	NH	03820
25066-003000	4 DEER CREEK RUN	VARSHAVSKY JULIA &	VARSHAVSKY BORIS	4 DEER CREEK RUN	DOVER	NH	03820
25066-004000	5 DEER CREEK RUN	CHU KENNETH S &	CHU STACIE R	5 DEER CREEK RUN	DOVER	NH	03820
25066-C00000	33 ATLANTIC AV	COUTURE CYNTHIA A		33 ATLANTIC AV	DOVER	NH	03820-3533
25066-D00000	35 ATLANTIC AV	FRALICK BENJAMIN G &	FRALICK LIZANDRA	35 ATLANTIC AV	DOVER	NH	03820
25066-G00000	39 ATLANTIC AV	TOBIN COLE A		39 ATLANTIC AVE	DOVER	NH	03820
25066-H00000	37 ATLANTIC AV	LYNDES JIMMY		37 ATLANTIC AV	DOVER	NH	03820
25066-I00000	118 COCHECO ST	GALLIPO J MICHAEL &	GALLIPO LINDA	118 COCHECO STREET	DOVER	NH	03820
N0022-000000	115 COCHECO ST	LEINART CHRISTOPHER MICHAEL &	LEINART LORI MICHELLE	115 COCHECO ST	DOVER	NH	03820
N0022-B00000	113 COCHECO ST	SYLVESTER PETER J & MICHAEL & SANDRA HODGE JSA INC.	SYLVESTER MARIE SANDRA E HODGE	113 COCHECO STREET 1 DEER CREEK RUN 273 CORPORATE DRIVE	DOVER DOVER PORTSMOUTH	NH NH NH	03820 03820 03801



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, February 11, 2019
Meeting Time: 5:30 pm

MEMBERS PRESENT: Bill Hunt (Chair), Steve Fellows (Vice Chair), Tristan Donovan, Robert Atwood, Amy Kramer Perry, Abby Lyon, Jason Aube (Alternate)

STAFF PRESENT: Steve Bird (City Planner), Bill Boulanger (Deputy Community Services Director)

OTHERS PRESENT: Rebecca Saucier, Britt Eckstrom, Michael Hodge, Sandra Hodge, Rick Schnable, Roy Josselyn, others

1. The meeting was convened at 5:30 PM and a roll call was done.

2. APPROVAL OF THE PRIOR MEETING MINUTES – January 14, 2019

Donovan moved to approve the January 14, 2019 minutes, Fellows seconded. Vote: 6 in favor, Lyon abstained

3. OLD BUSINESS:

4. NEW BUSINESS:

- A. NHDES Expedited Wetlands Permit for the City of Dover, Assessor's Map M, Lot 47-B, zoned R-12, located at 87A Gerrish Road.

Rebecca Saucier and Britt Eckstrom of Wright-Pierce were present to explain the upgrades to the Varney Brook Pump Station, including excavation for installation of electrical duct banks and replacement of existing power pole, replacement of existing force main by-pass assembly, removal of existing chain link fence post foundations and replacement of existing water main, with a temporary tidal buffer zone impact of 1,850 square feet.

Lyon: The plans indicates you plan to install silt fencing and other methods. What are the other methods?

Eckstrom: The contractor will likely use waddles.

Lyon: The plan lists various invasive species. Will any of them be impacted?

Eckstrom: None of the work is in those areas.

Fellows: From reading your application, it appears that you have met the criteria of demonstration of need and avoidance of impacts.

Donovan made a motion to endorse the NHDES Expedited Wetlands Permit, Fellows seconded. Vote: 7 in favor

The Chair signed five copies of the application and returned them to the applicant.

- B. City of Dover Conditional Use Permit for Michael and Sandra Hodge, Assessor's Map 25, Lot 66-1, zoned R-12, located at 1 Deer Creek Run.

Michael & Sandra Hodge were present to explain the proposal for an addition to a house and an expanded driveway, with a total net of 177 sq. ft. of additional 50 foot wetland buffer impact. We have pulled out invasive species from the wetland area over the last 20 years and planted native plants. The house addition is located over part of the current driveway so the increase in impervious surface is small. The lawn in the buffer has existed since we bought the house. A small stream in the wetland runs down to a culvert and then to a city catch basin.

Kramer-Perry: What kind of driveway material will you use for the addition?

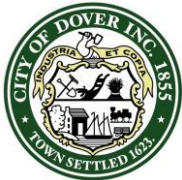
M. Hodge: We will use regular pavement to match the existing driveway.

Hunt: You should consider pervious pavement instead.

Lyon: Where does the catch basin go?

M. Hodge: Not sure but it is part of the city system.

Donovan: How was the wetlands boundary determined for the plan?



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **1st Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, February 11, 2019
Meeting Time: 5:30 pm

S. Hodge: We used the wetlands from the original subdivision plan.

Donovan: You are very close to the wetlands with the driveway. I think we should insist on pervious pavement.

Aube: They could use stormwater management techniques to handle the runoff from the roof and driveway. Things like infiltration trenches, drywells, and dripline infiltration would work.

Lyon: DES has a stormwater management guide for homeowners that is very helpful.

Donovan: I would like to see the plan before it goes to Planning Board.

Aube: I would be okay with them choosing one or more stormwater techniques and calculating that they handle the increase in runoff, which is very small.

Bird: They need to make their choice and do the calculations and submit that information so the Planning Board and staff can see that it works to meet your intent.

Aube made a motion to endorse the Conditional Use Permit, with the condition that the applicant use a stormwater technique that infiltrates the runoff from the increase in impervious area, Lyon seconded. Vote: 7 in favor

5. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services: None

6. OTHER BUSINESS:

A. Update on Forest Management of City-owned Parcels

Bird: I met with John Storer last week to narrow down the list of city owned parcels that might be good for forest management. Here is that list of 30+ parcels including 6 that are in neighboring communities and an article about the economic benefits of community forests. You had talked about forming a sub-committee.

Hunt asked for volunteers to serve on the sub-committee and Fellows, Kramer-Perry and audience member Rick Schnable volunteered.

Fellows: One of the first things we need to do is to develop an understanding of what forest management means.

Kramer-Perry: We could contact DHS to see if they have students in forestry clubs that would want to be involved.

Bird will organize a meeting of the sub-committee and John Storer in the next couple of weeks.

B. Discussion on Update of Land Protection Criteria to Account for Climate Change by OLC

Bird: We met with Kyle Pimental from SRPC to discuss incorporating climate change into the criteria that OLC uses to assess properties under consideration for protection. Looking for Conservation Commission feedback. I will put this on the next agenda for more discussion.

C. Full Moon Snowshoe Hike – Sponsored by the Open Lands Committee – Saturday, 2/16/19 at 6:30 PM – Cassily Conservation Land – off Hillside Drive

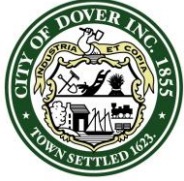
Bird passed around flyers about the event that will be held if we have enough snow by Saturday.

Bird passed around information on a workshop on 3/14 on social science for municipal managers in Greenland.

Bird: The city is working on the budget and wants input on the value of membership in the NHACC. The annual fee is around \$1,000. Think about it and let me know your thoughts at the March meeting.

7. ADJOURNMENT

The Chair declared the meeting adjourned at 6:30 pm.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-18

Application Type: Minor Lot Line Adjustment
Applicant(s): City of Dover
Owner(s): City of Dover
Location: 31 River Street and Towne Drive (Assessor's Map 22, Lots 1 & 42)
Meeting Date: March 12, 2019

INTENT: Proposal is to adjust the lot lines between Lots 22/1 and 22/42. Lot 22/1 would decrease from 1,271,596 s.f. to 1,018,700 s.f. Lot 22/42 would increase from approximately 1,264,982.4 s.f. to approximately 1,518,066 s.f.. Both new lots would meet the dimensional requirements in the CWD.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

AREA:	Existing:	Proposed:
Lot 22/1:	29.19 acres	23.39 acres
Lot 22/42:	29.04 acres	34.85 acres

ZONING DISTRICT: CWD

EXISTING LAND USE: City Property

PROPOSED LAND USE: Waterfront Development

SURROUNDING LAND USE: Residential, Commercial, Cochecho River

ZBA ACTION: N/A

ATTACHMENTS: Application and materials, Doucette waiver narrative, survey of Maglaras parcel, and Lot Line Revision 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: Chapter 155-18-B(5): plat to show the bearing and length of all property lines.

Summary of Request and Background

The applicant is proposing to adjust the lot line between the two subject lots. 7.63 acres would be conveyed from lot 22/1 to lot 22/42 and 1.82 acres would be conveyed from lot 22/42 to lot 22/1. Both new lots would meet the zoning requirements.

RSA 674:54 provides for Planning Board review of governmental land uses and nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations. This is a City lot line adjustment on a parcel owned by the City of Dover.

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—WAIVER:

The Planning Department recommends that the Planning Board accept the application for review, open the public hearing, and vote to grant the waiver for the reasons stated by the applicant in the waiver request narrative dated February 19, 2019.

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plan to note the relief granted and that the Board found that the criteria of 155-52.A have been met.

STAFF RECOMMENDATION—LOT LINE ADJUSTMENT:

The Planning Department recommends that the Planning Board vote to approve the minor lot line adjustment with the following non-binding conditions:

Conditions to Be Met Prior to Signing of Plans:

2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plan to:
 - a. Add Planning file number P19-18
 - b. Add signature and stamp of LLS
 - c. Revise plan view to "see note 13" rather note 19

P19-18

**Property Information**

Property ID 22001-000000
Location 31 RIVER ST
Owner CITY OF DOVER
Land Use 903

**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



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William J. Doucet, PLS, President*
Steven V. Michaud, LLS, V.P. **
John F. Kaiser, LLS
Jeffrey A. Goldknopf, PLS***
Matthew W. Fagginger-Auer, LLS***
*Also Licensed in MA & ME
**Also Licensed in VT & RI
***Also Licensed in ME

February 19, 2019

Dover Planning Department
288 Central Ave.
Dover, NH 03820

Re: LLR Application, Tax Map 22, Lots 1 & 42 – Waiver Request

Dear Ms. Gina Cruikshank (Planning Board Chair):

We are requesting a waiver from Chapter 155-18-B(5), which requires the plat to show the bearing and length of all property lines. The plat shows the entirety of both lots on sheet 1, but only the full metes and bounds of the property lines for Map 22, Lot 1. The property lines of Map 22, Lot 42 are shown for the portion where lot line adjustments are being proposed. The reasons for the waiver request are:

1. A full survey of Map 22, Lot 42 was done in 1991 and that plat is recorded at the Strafford County Registry of Deeds (Plan 40-53) and is listed as reference plan #4 on the plan set. Sheet #1 shows the property lines as depicted on that plan, less bearings and distances.
2. The size of the two lots makes showing both difficult. As is we need two sheets to show the entirety of Map 22, Lot 1 and the adjacent portion of Map 22, Lot 42.
3. Aside from affecting the overall parcel sizes, this proposed lot line revision has no impact on the easterly portion of Tax Map 22, Lot 42 which is not shown in detail.

Sincerely,
Doucet Survey

Jack Kaiser, LLS
Vice-President

(4966 LLR Waiver Request.docx 2/19/19)



City of Dover, New Hampshire

MINOR LOT LINE ADJUSTMENT APPLICATION

[Revision Date: May 18, 2017]

RECEIVED
Planning Office

Office Use Only

Project #:

P19-18

Date Received:

Amount Paid:

Time Received:

FEB 19 2019

Dover, New Hampshire

APPLICANT INFORMATION

Name of Applicant: City of Dover Telephone #: 516-6008

Address of Applicant: 288 Central Avenue, Dover, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): _____ Telephone # _____

Address of 1st Property Owner: _____

Address of Property: 31 River Street

Assessor's Map # 22 Lot(s) # 1

Property Deed: Book: 225 Page: 493

Zoning District(s): Cochecho Waterfront District (CWD)

Size of Existing Parcel (sq. ft.): 29.19 Acres Size of Proposed Parcel (sq. ft.): 23.39 Acres

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): _____

Address of 2nd Property Owner: _____

Address of Property: Towne Drive

Assessor's Map # 22 Lot(s) # 42

Property Deed: Book 613 Page: 241

Zoning District(s) Cochecho Waterfront District (CWD)

Size of Existing Parcel (sq. ft.): 29.04 acres Size of Proposed Parcel (sq. ft.): 34.85 acres

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

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) John Kaiser – Doucet Survey, LLC

Address 102 Kent Place, Newmarket, NH 03857 Telephone #: 603-659-6560

Professional License #: #937 E-mail address: Jack@doucetsurvey.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: 2/20/19

Signature of Second Property Owner: _____ Date: 2/20/19

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

Signature of Agent: _____ 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: 2/20/19

**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:

TAX MAP	LOT #	PROPERTY OWNER	MAILING ADDRESS
22	1 & 42	City of Dover	288 Central Avenue, Dover, NH

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Jack Kaiser	Doucet Survey, LLC	102 Kent Place, Newmarket, NH 03857

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
20001-000000	145 HENRY LAW AV	HANNAN BETTY J	HANNAN ROBERT E	145 HENRY LAW AVENUE	DOVER	NH	03820
20002-000000	141 HENRY LAW AV	GENS JOHN P JR & MARY B	GENS ERIC M	8 REGINA RD	PORTSMOUTH	NH	03801
20002-A00000	143 HENRY LAW AV	FAGUNDO JONATHAN I &	FAGUNDO TRACEY A	143 HENRY LAW AVE	DOVER	NH	03820
20003-000000	137 HENRY LAW AV	SMITH NEILA ANDREA T & SMITH STEVEN PEAS	SMITH FAMILY TRUST	137 HENRY LAW AVE	DOVER	NH	03820
20003-001000	4 MARTIN LN	DEMERS NICHOLAS N		4 MARTIN LN	DOVER	NH	03820
20004-000000	2 4 NILES ST	PACKARD MATTHEW &	PACKARD RACHEL	2 4 NILES ST	DOVER	NH	03820
21101-000000	3 BROWNING DR	LOWELL MARSHA J	LOWELL RICHARD D	3 BROWNING DRIVE	DOVER	NH	03820
21102-000000	1 BROWNING DR	CLARKE HILARY F		1 BROWNING DR	DOVER	NH	03820
22002-000000	1 RIVER ST	DENNIS ELEANOR MARY		32 GEORGE STREET	DOVER	NH	03820
22003-000000	80 HENRY LAW AV	DUBOIS FAMILY 2003 REV TRUST		396 BEECH RD	ELIOT	ME	03903-2076
22006-000000	89 91 HENRY LAW AV	PETERSON CATHERINE A		156 DEER RIDGE DR	PONTE VEDRA FL		32081-0831
22007-000000	90 92 HENRY LAW AV	DOW GREGORY J &	DOW CHERYL A	275 PROSPECT HILL RD	LEBANON	ME	04027
22008-000000	94 96 HENRY LAW AV	FRITZ MICHAEL P		94 96 HENRY LAW AVENUE	DOVER	NH	03820
22009-000000	98 HENRY LAW AV	DOVER BLUFF CONDOMINIUM ASSOCIATION		98 HENRY LAW AVE	DOVER	NH	03820
22011-000000	4 PAUL ST	SIMES JOSEPH A		4 PAUL ST	DOVER	NH	03820
22012-000000	6 PAUL ST	FREW PATRICIA A		6 PAUL ST	DOVER	NH	03820
22014-000000	2 WALLINGFORD ST	DUFFY DIANE M &	SWEETSER ERIK J	2 WALLINGFORD ST	DOVER	NH	03820
22015-000000	4 WALLINGFORD ST	MIRABAL ADEMI &	MIRABAL KATLYNNE	4 WALLINGFORD ST	DOVER	NH	03820
22016-000000	6 WALLINGFORD ST	HOWARD PATRICK L &	HOWARD DEBRA A	6 WALLINGFORD STREET	DOVER	NH	03820
22017-000000	8 WALLINGFORD ST	FREDETTE DEAN TRUSTEE	FREDETTE FAMILY IRREVOCABLE TRUS	109 BACK RD	DOVER	NH	03820
22018-000000	10 WALLINGFORD ST	TAYLOR WAYNE & PATRICIA TRUSTEES	TAYLOR FAMILY REVOCABLE TRUST	10 WALLINGFORD ST	DOVER	NH	03820
22019-000000	12 WALLINGFORD ST	KRAFT ROBERT A II &	KRAFT MEREDITH L	12 WALLINGFORD ST	DOVER	NH	03820
22020-000000	16 WALLINGFORD ST	BELAIR DANIEL A	BELAIR KATHLEEN M	16 WALLINGFORD STREET	DOVER	NH	03820
22033-000000	12 PAUL ST	MCENEANEY CATHERINE	MCENEANEY KEVIN	8 GOLD POST ROAD	DOVER	NH	03820
22041-000000	3 NANTUCKET CT	MURPHY LUKE T &	MURPHY ELIZABETH N	3 NANTUCKET CT	DOVER	NH	03820-3872
22041-001000	7 NANTUCKET CT	DE AGUIRRE MANUEL &	SIKORSKI LINSLEY	7 NANTUCKET CT	DOVER	NH	03820
22041-002000	11 NANTUCKET CT	CHAMPAGNE JESSICA L &	CHAMPAGNE ERIC J	11 NANTUCKET CT	DOVER	NH	03820
22041-003000	15 NANTUCKET CT	GRIEVE PETER A &	GRIEVE SHARI R	15 NANTUCKET CT	DOVER	NH	03820
22041-004000	14 NANTUCKET CT	ROMANYUK ALEXANDER &	ROMANYUK TATIANA	14 NANTUCKET CT	DOVER	NH	03820
22041-005000	10 NANTUCKET CT	DOUKAS PASHALIS &	DOUKAS HEFILA B	10 NANTUCKET CT	DOVER	NH	03820
22041-006000	6 NANTUCKET CT	LUNT RICHARD W		6 NANTUCKET CT	DOVER	NH	03820
22041-A00000	134 HENRY LAW AV	WOOD TRACY L &	WOOD JAMES N JR	134 HENRY LAW AVE	DOVER	NH	03820
23001-000000	PORTLAND AV	MAIRS ROBERT S		14 ROBERTS ROAD	DOVER	NH	03820
23003-001000	25 A PORTLAND AV	BNFARMDOVER LLC		25 A PORTLAND AV	DOVER	NH	03820
23010-000000	17 YOUNG ST	ALLIS JOSEPH	ALLIS GLORIA L	73 STONE FARM RD	BARRINGTON	NH	03825-3546
23014-000000	1 WASHINGTON ST	WASHINGTON STREET MILL LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857
24133-000000	75 COCHECO ST	PUBLIC SERV CO OF N H		PO BOX 330	MANCHESTER	NH	03105-0330
24134-000000	73 COCHECO ST	TURGEON ROBERT & EVA GEN PART	TURGEON FAMILY LIMITED PARTNER	90 FLOWER DR	BARRINGTON	NH	03825-4327
24135-000000	67 COCHECO ST	WAKABAYASHI DAVID & REIKO TRUSTEES	WAKABAYASHI FAMILY TRUST	383 CENTRAL AVE STE 150	DOVER	NH	03820
24140-000000	11 COCHECO ST	MAGLARAS GEORGE &	MAIRS ROBERT S	33 COCHECO ST	DOVER	NH	03820
24141-000000	5 COCHECO ST	MAIRS ROBERT S		PO BOX 28	DOVER	NH	03821-0028
K0004-000000	160 HENRY LAW AV	HALL VINCENT		160 HENRY LAW AV	DOVER	NH	03820
K0004-A00000	154 HENRY LAW AV	BROMBERG DANIEL E &	SIEGEL SHIRA K	154 HENRY LAW AVENUE	DOVER	NH	03820
K0004-B00000	HENRY LAW AV	DOVER YOUTH SOFTBALL LEAGUE		PO BOX 1929	DOVER	NH	03821
K0005-000000	150 HENRY LAW AV	PRIOR CHRISTOPHER JON		150 HENRY LAW AV	DOVER	NH	03820
		DOUCET SURVEY LLC	JOHN KAISER	102 KENT PLACE	NEWMARKET	NH	03857

First Class Abutters

22009-A00001	98 HENRY LAW AV	HUSSEY JENNIFER M		98 HENRY LAW AVE UNIT 1	DOVER	NH	03820
22009-A00002	98 HENRY LAW AV	D ORSAY DONALD WILLIAM JR &	D ORSAY NICOLE S	98 HENRY LAW AVE UNIT A-2	DOVER	NH	03820
22009-A00003	98 HENRY LAW AV	BUCOLO DONALD O		3 DEERFIELD DR	BERKLEY	MA	02779
22009-A00004	98 HENRY LAW AV	SANDSTROM ANNA K		98 HENRY LAW AVE #4	DOVER	NH	03820
22009-B00005	98 HENRY LAW AV	DEMERS MARTHA E		98 HENRY LAW AV #5	DOVER	NH	03820
22009-B00006	98 HENRY LAW AV	WHITE MATTHEW FREDERICK &	WHITE ELAINE	98 HENRY LAW AVE UNIT 6	DOVER	NH	03820
22009-B00007	98 HENRY LAW AV	CARROLL CASEY D &	CARROLL EMILY J	98 HENRY LAW AVE #7	DOVER	NH	03820
22009-B00008	98 HENRY LAW AV	RYAN JOHN F	RYAN MICHELE LYNNE ROUCOULET	122 FOURTH ST	DOVER	NH	03820
22009-B00009	98 HENRY LAW AV	SPENCER DONNA M		4 GREENLEAF WOODS DRIVE	PORTSMOUTH	NH	03801
22009-C00024	98 HENRY LAW AV	VALENTINE RICHARD &	VALENTINE GUDRUN S	183 LOCUST ST	DOVER	NH	03820
22009-C00025	98 HENRY LAW AV	DORR JOHN VN III	DORR JANIS B	98 HENRY LAW AVE UNIT 25	DOVER	NH	03820
22009-C00026	98 HENRY LAW AV	SIRVIRIS SUSAN L		98 HENRY LAW AVE UNIT 26	DOVER	NH	03820
22009-C00027	98 HENRY LAW AV	MIGNONE TENNILLE C &	MIGNONE JASON P	9 HUDSON DR	KENSINGTON	NH	03833
22009-C00028	98 HENRY LAW AV	NYE SHANE M		98 HENRY LAW AV UNIT 28C	DOVER	NH	03820
22009-D00029	98 HENRY LAW AV	PALLADINO JEROME J TRUSTEE	KMP REALTY TRUST	66 WILD PASTURE RD	KENSINGTON	NH	03827
22009-D00030	98 HENRY LAW AV	SALINDER PETER T &	VENO ANNE M AND ADAM	89 MALLEGO RD UNIT 2	BARRINGTON	NH	03825-3508
22009-D00031	98 HENRY LAW AV	POLCARI AMY E		98 HENRY LAW AVE UNIT 31	DOVER	NH	03820
22009-D00032	98 HENRY LAW AV	BRISSETTE JAMISON C		98 HENRY LAW AVE APT 21	DOVER	NH	03820-3881
22009-E00021	98 HENRY LAW AV	BRISSETTE JAMISON C		72 7TH STREET	STOUGHTON	MA	02072-3535
22009-E00022	98 HENRY LAW AV	SMITH SCOTT T		98 HENRY LAW AVE #22	DOVER	NH	03820
22009-E00023	98 HENRY LAW AV	BLAISDELL JULI ANN		618 MARTHAS WAY	DOVER	NH	03820
22009-F00017	98 HENRY LAW AV	MURRAY KEVIN M		98 HENRY LAW AVE #17	DOVER	NH	03820
22009-F00018	98 HENRY LAW AV	GAGNE CHARLES E		98 HENRY LAW AVE #18	DOVER	NH	03820
22009-F00019	98 HENRY LAW AV	IUDICE JOHN		17 WINNICUT RD	STRATHAM	NH	03885
22009-F00020	98 HENRY LAW AV	FISKE PETER		124 HEARTHSIDE DR	BARRINGTON	NH	03825-3416
22009-G00013	98 HENRY LAW AV	WATTS RYAN E		98 HENRY LAW AVE APT 13	DOVER	NH	03820-3880
22009-G00014	98 HENRY LAW AV	DIESEL W BRENT &	DIESEL SANDRA E	98 HENRY LAW AVE UNIT 14	DOVER	NH	03820
22009-G00015	98 HENRY LAW AV	DARROW BRIAN J		33 CLINTON ST	PORTSMOUTH	NH	03801
22009-G00016	98 HENRY LAW AV	FEENEY RACHEL GALLANT		9 RICHARDSON DR	DOVER	NH	03820-4318
22009-H00010	98 HENRY LAW AV	VERHOFSTAD JOOST &	VERHOFSTAD JASMIJN	1 WOOD RD	PELHAM	NH	03076
22009-H00011	98 HENRY LAW AV	TOLWOOD REALTY GROUP LLC		242 CENTRAL AVE	DOVER	NH	03820
22009-H00012	98 HENRY LAW AV	VERHOFSTAD JOOST S		96 WEBSTER AVE	PELHAM	NH	03076

NOTES:

1. REFERENCE: TAX MAP 22, LOT 1 & LOT 42
2. TOTAL PARCEL AREA: LOT 1 EXISTING - 1,271,596 SQ. FT. OR 29.19 AC.
LOT 1 PROPOSED - 1,018,700± SQ. FT. OR 23.39 AC.
- LOT 42 EXISTING - 29.04 AC. (SEE NOTE 10)
LOT 42 PROPOSED - 34.85 AC.
3. OWNER OF RECORD: CITY OF DOVER
288 CENTRAL AVE.
DOVER, NH 03820
S.C.R.D. BOOK 225, PAGE 493 (LOT 1)
S.C.R.D. BOOK 613, PAGE 241 (LOT 42)
4. ZONE: COCHECO WATERFRONT DISTRICT (CWD)
DIMENSIONAL REQUIREMENTS:

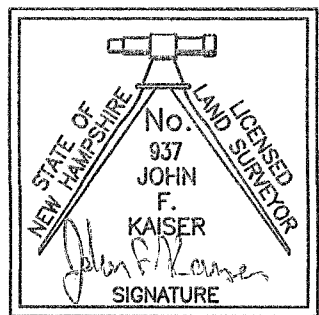
MIN. LOT AREA	N/A
MAX. BUILDING COVERAGE[2]	75%
MIN. FRONTAGE	N/A
MIN. FRONT SETBACK	0 ft.
MIN. SIDE SETBACK	0 ft.
MIN. REAR SETBACK	0 ft.
ABUT A STREET SETBACK	0 ft.
MAX. BUILDING HEIGHT:	55 ft.
PRINCIPAL BUILDING OUTBUILDING	55 ft.

[2] LOTS LOCATED IN THE COCHECO WATERFRONT DISTRICT (CWD) AND LOCATED SOUTH OF THE COCHECO RIVER MAY HAVE A MAXIMUM LOT COVERAGE OF 100% (ADDED 1-22-2003 BY ORD. NO. 35).

- ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF DOVER ZONING ORDINANCE DATED DECEMBER 2009, REVISED MAY 2016 AS AVAILABLE ON THE TOWN/CITY WEBSITE. ADDITIONAL REGULATIONS APPLY, AND HEREBY IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS.
5. FIELD SURVEY PERFORMED BY DOUCET SURVEY, INC. DURING SEPTEMBER 2016, SPRING OF 2017 AND ADDITIONALLY DURING JANUARY OF 2019. EQUIPMENT USED INCLUDES A TRIMBLE S8 TOTAL STATION, TRIMBLE R8 SURVEY GRADE GPS AND A SOKKIA B21 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
6. JURISDICTIONAL WETLANDS, ORDINARY HIGH WATER AND HIGHEST OBSERVABLE TIDE LINE DELINEATED BY GZA GEONVIRONMENTAL, INC. DURING AUGUST 2016 IN ACCORDANCE TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL - NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
7. AERIAL MAPPING WAS CONDUCTED BY EASTERN TOPOGRAPHICS FROM IMAGES TAKEN ON APRIL 17, 2017 WITH A PHOTO SCALE OF 1:3300. BUILDINGS, ROADWAYS AND PARKING AREAS SHOWN HEREON ARE BASED ON SAID MAPPING.
8. HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
9. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
10. THE BOUNDARY OF LOT 42 IN THE VICINITY OF THE AREAS TO BE AFFECTED BY THIS LOT LINE REVISION HAVE BEEN SURVEYED ON THE GROUND BY DOUCET SURVEY. REMAINING PORTIONS OF SAID BOUNDARY ARE BASED ON REFERENCE PLAN 3.
11. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENTS OF THE ROADS AS DEPICTED HEREON ARE BASED ON RESEARCH CONDUCTED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS AND DOVER CITY CLERK'S OFFICE.
- NO INFORMATION WAS FOUND RELATIVE TO THE CREATION OR WIDTH OF RIVER STREET OR WASHINGTON STREET IN THE VICINITY OF THE SUBJECT PARCEL. THE LOT LINE AS SHOWN HEREON IN THE VICINITY OF RIVER STREET IS PER REFERENCE PLAN 4. MONUMENTS SHOWN ON SAID PLAN ALONG RIVER STREET WERE NOT FOUND AND PRESUMABLY DESTROYED DURING ROAD CONSTRUCTION.
12. WATER BOUNDARIES ARE DYNAMIC IN NATURE AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES SUCH AS EROSION OR ACCRETION. PARCEL BOUNDARY ALONG THE EDGE OF RIVER EXTENDS TO THE MEAN HIGH TIDE LINE.
13. NO ACCESS EASEMENT WAS FOUND BENEFITING MAP 22, LOT 2.

REFERENCE PLANS:

1. "SITE PLAN, DOVER BLUFF CONDOMINIUMS, HENRY LAW AVENUE, DOVER, NH, HAMPTON MANAGEMENT CORP." DATED MAY 20, 1985 BY NOLDESIGN, INC S.C.R.D. PLAN 27-47.
2. "PLAN OF LAND FOR ELEANOR M. MCCOOLE NEAR RIVER STREET, DOVER, NEW HAMPSHIRE" DATED MAY 1991 BY K.E. MOORE, LAND SURVEYOR S.C.R.D. PLAN 32A-49.
3. PLAN OF LAND, LOT 22-1 & 22-42, HENRY LAW AVENUE, DOVER, NH PREPARED FOR CITY OF DOVER, COMMUNITY DEVELOPMENT - 288 CENTRAL AVE. - DOVER, NH DATED MAY 15, 1991 BY CUOCO & CORMIER, INC. S.C.R.D. PLAN 40-53.
4. "PLAN OF GROUNDWATER MANAGEMENT ZONE, PREPARED FOR CITY OF DOVER, TAX MAP 22 LOT NO. 1, RIVER STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE" DATED DECEMBER 2001 BY MCENEANEY SURVEY ASSOCIATES, INC. S.C.R.D. PLAN 65-16.
5. "WALLINGFORD HEIGHTS SURVEYED FOR ARTHUR J. GRIMES" DATED MARCH 1929 BY W.S. WHEELER, C.E. DOVER, N.H. S.C.R.D. PK. 7 F. 4 PL. 16.
6. "FINAL SUBDIVISION PLAN MAP 22/LOT 41, LAND IN DOVER, NEW HAMPSHIRE, NANTUCKET COURT SUBDIV. 138 HENRY LAW AVENUE" DATED JANUARY 19, 2004 WITH A FINAL REVISION DATE OF 6/11/04 BY CUOCO & CORMIER. S.C.R.D. PLAN 76-41.



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.

John F. Kiser L.L.S. #937
2/19/19 DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

ABUTTERS LIST:

22002
ELEANOR MARY DENNIS
32 GEORGE ST
DOVER, NH 03820
S.C.R.D. BOOK 1758 PAGE 223

K0004
CITY OF DOVER
288 CENTRAL AVE
DOVER, NH 03820

22012
PATRICIA FREW
6 PAUL ST
DOVER, NH 03820
S.C.R.D. BOOK 4494 PAGE 002

22033
KEVIN & CATHERINE MCENEANEY
8 GOLD POST ROAD
DOVER, NH 03820
S.C.R.D. BOOK 663 PAGE 300

22009-A00001
JENNIFER HUSSEY
98 HENRY LAW AVE UNIT 1
DOVER, NH 03820
S.C.R.D. BOOK 3919 PAGE 500

23015
CITY OF DOVER
C/O C/O'S RECREATION/GYM AND POOL
61 LOCUST ST #124
DOVER, NH 03820-3753

K0004-B
DOVER YOUTH SOFTBALL LEAGUE
PO BOX 1929
DOVER, NH 03821
S.C.R.D. BOOK 4024 PAGE 331

K0005
CHRISTOPHER PRIOR
150 HENRY LAW AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 3178 PAGE 971

20001
ROBERT & BETTY HANNAN
145 HENRY LAW AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 1003 PAGE 309

20002-A
JONATHAN & TRACEY FAGUNDO
143 HENRY LAW AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 3801 PAGE 228

20002
ERIC, JOHN & MARY GENS
8 REGINA RD
PORTSMOUTH, NH 03801
S.C.R.D. BOOK 4030 PAGE 573

20003
SMITH FAMILY TRUST OF 2016
137 HENRY LAW AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 4448 PAGE 965

22041
LUKE MURPHY
3 NANTUCKET CT
DOVER, NH 03820-3872
S.C.R.D. BOOK 3300 PAGE 399

22041-001
MANUEL DE AGUIRRE & LINSLEY
SIKORSKI
7 NANTUCKET CT
DOVER, NH 03820
S.C.R.D. BOOK 4411 PAGE 449

22041-002
JENNIFER HUSSEY
11 NANTUCKET CT
DOVER, NH 03820
S.C.R.D. BOOK 3284 PAGE 340

22041-003
PETER & SHARI GRIEVE
15 NANTUCKET CT
DOVER, NH 03820
S.C.R.D. BOOK 3522 PAGE 492

22041-004
ALEXANDER & TATIANA ROMANYUK
14 NANTUCKET CT
DOVER, NH 03820
S.C.R.D. BOOK 3316 PAGE 90

22039
KEVIN & CATHERINE MCENEANEY
8 GOLD POST ROAD
DOVER, NH 03820
S.C.R.D. BOOK 665 PAGE 190

22038
TAYLOR FAMILY REVOCABLE TRUST
10 WALLINGFORD ST
DOVER, NH 03820
S.C.R.D. BOOK 3758 PAGE 62

22037
TAYLOR FAMILY REVOCABLE TRUST
10 WALLINGFORD ST
DOVER, NH 03820
S.C.R.D. BOOK 4217 PAGE 775

22036
TAYLOR FAMILY REVOCABLE TRUST
10 WALLINGFORD ST
DOVER, NH 03820
S.C.R.D. BOOK 4217 PAGE 777

22035
ERIK SWEETSER & DIANE DUFFY
2 WALLINGFORD ST
DOVER, NH 03820
S.C.R.D. BOOK 2147 PAGE 155

22034
KEVIN MCENEANEY
8 GOLD POST ROAD
DOVER, NH 03820
S.C.R.D. BOOK 2194 PAGE 633

23014
WASHINGTON STREET MILL LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
S.C.R.D. BOOK 2349 PAGE 238

23013
JOSEPH & GLORIA ALLIS REVOCABLE
TRUST
73 STONE FARM ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 1764 PAGE 637

23010
JOSEPH & GLORIA ALLIS
73 STONE FARM ROAD
BARRINGTON, NH 03825
S.C.R.D. BOOK 608 PAGE 57

23003-001
BN FARM DOVER LLC
25 A PORTLAND AVENUE
DOVER, NH 03820
S.C.R.D. BOOK 4305 PAGE 816

23001
ROBERT MAIRS
14 ROBERTS ROAD
DOVER, NH 03820
S.C.R.D. BOOK 4486 PAGE 649

24142
ROBERT MAIRS
PO BOX 28
DOVER, NH 03821-0028
S.C.R.D. BOOK 1861 PAGE 500

24141
ROBERT MAIRS
PO BOX 28
DOVER, NH 03821-0028
S.C.R.D. BOOK 1861 PAGE 500

24140
GEORGE MAGLARAS & ROBERT MAIRS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BOOK 4472 PAGE 383

24139
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BOOK 1049 PAGE 122

24138
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BOOK 1208 PAGE 46

24137
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BOOK 1207 PAGE 803

24136
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BOOK 1102 PAGE 80

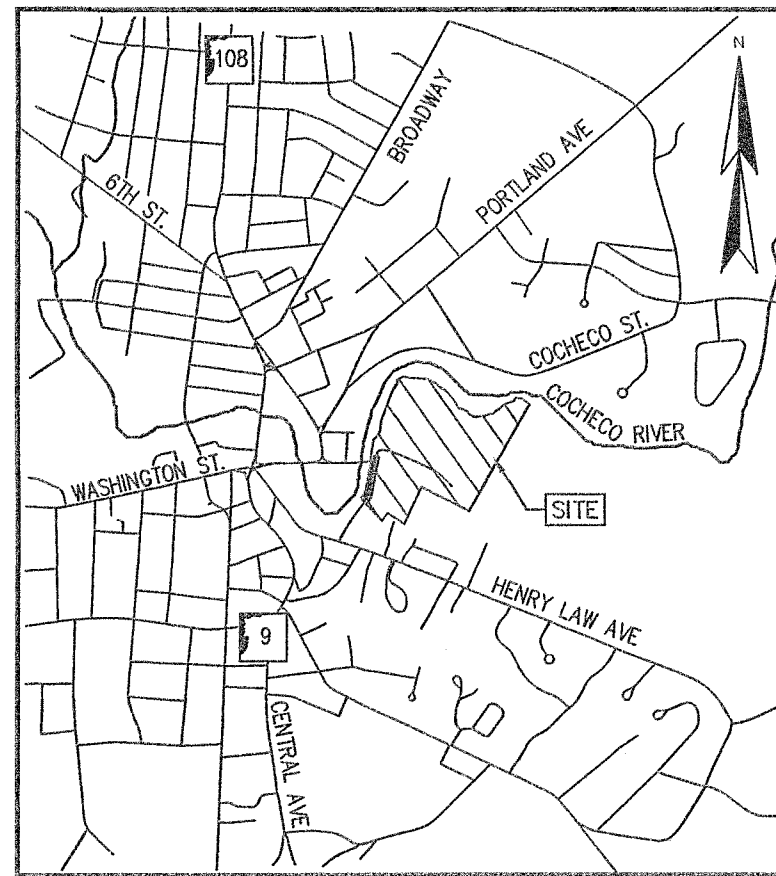
24135-A
GEORGE MAGLARAS
33 COCHECO ST
DOVER, NH 03820
S.C.R.D. BOOK 2912 PAGE 358

24135
WAKABAYASHI FAMILY TRUST
383 CENTRAL AVENUE STE 150
DOVER, NH 03820
S.C.R.D. BOOK 3919 PAGE 741

24134
TURGEON FAMILY LIMITED PARTNERS
90 FLOWER DRIVE
BARRINGTON, NH 03825-4327
S.C.R.D. BOOK 1997 PAGE 54

24133
PUBLIC SERVICE CO OF NH
PO BOX 330
MANCHESTER, NH 03105-0330

N0023
PUBLIC SERVICE CO OF NH
PO BOX 330
MANCHESTER, NH 03105-0330



LOCATION MAP (n.t.s.)

200 0 200 400
SCALE: 1 INCH = 200 FT.

LOT LINE REVISION PLAN
FOR
THE CITY OF DOVER
OF
TAX MAP 22 LOTS 1 & 42
RIVER STREET & WASHINGTON STREET
DOVER, NEW HAMPSHIRE

DOVER CITY PLANNING FILE NUMBER P19-XXXX
ONLY SHEETS 1-3 FOR RECORDING

NO.	DATE	DESCRIPTION	BY

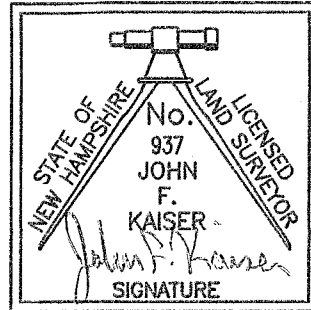
DRAWN BY: W.D.C.	DATE: FEBRUARY 15, 2019
CHECKED BY: J.F.K.	DRAWING NO. 4966B
JOB NO. 4966	SHEET 1 OF 4



**DOUCET
SURVEY**

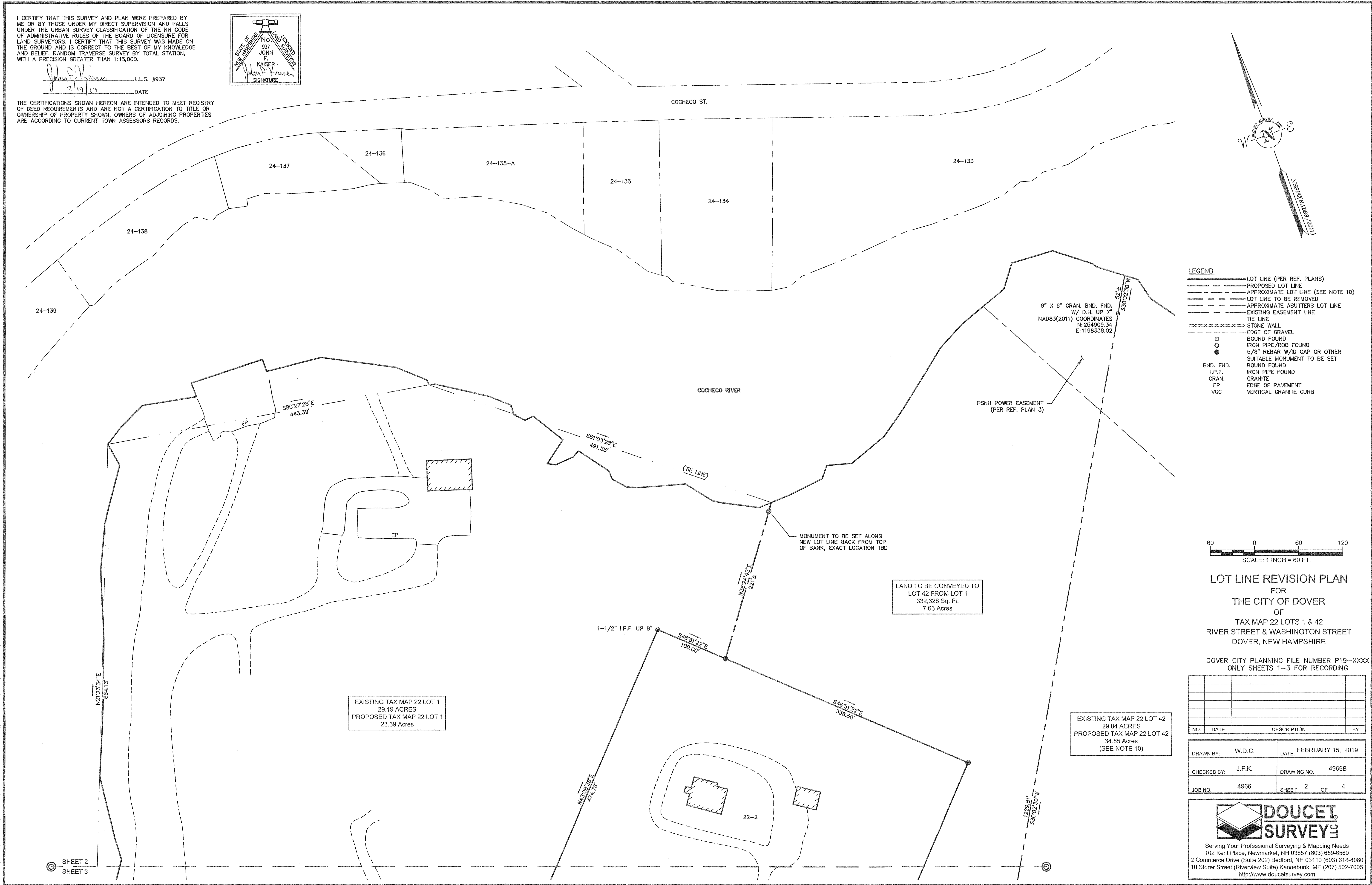
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I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND FALLS UNDER THE URBAN SURVEY CLASSIFICATION OF THE NH CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. RANDOM TRAVERSE SURVEY BY TOTAL STATION, WITH A PRECISION GREATER THAN 1:15,000.



John F. Kaiser
L.L.S. #937
2/19/19
DATE

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEED REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



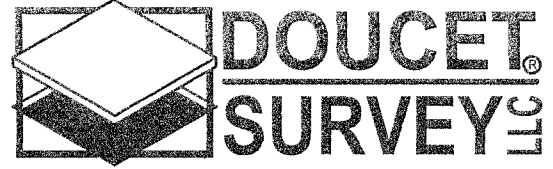
- LEGEND**
- LOT LINE (PER REF. PLANS)
 - PROPOSED LOT LINE
 - APPROXIMATE LOT LINE (SEE NOTE 10)
 - LOT LINE TO BE REMOVED
 - APPROXIMATE ABUTTERS LOT LINE
 - EXISTING EASEMENT LINE
 - TIE LINE
 - STONE WALL
 - EDGE OF GRAVEL
 - BOUND FOUND
 - IRON PIPE/ROD FOUND
 - 5/8" REBAR W/D CAP OR OTHER
 - SUITABLE MONUMENT TO BE SET
 - BOUND FOUND
 - IRON PIPE FOUND
 - GRANITE
 - EDGE OF PAVEMENT
 - VERTICAL GRANITE CURB

60 0 60 120
SCALE: 1 INCH = 60 FT.

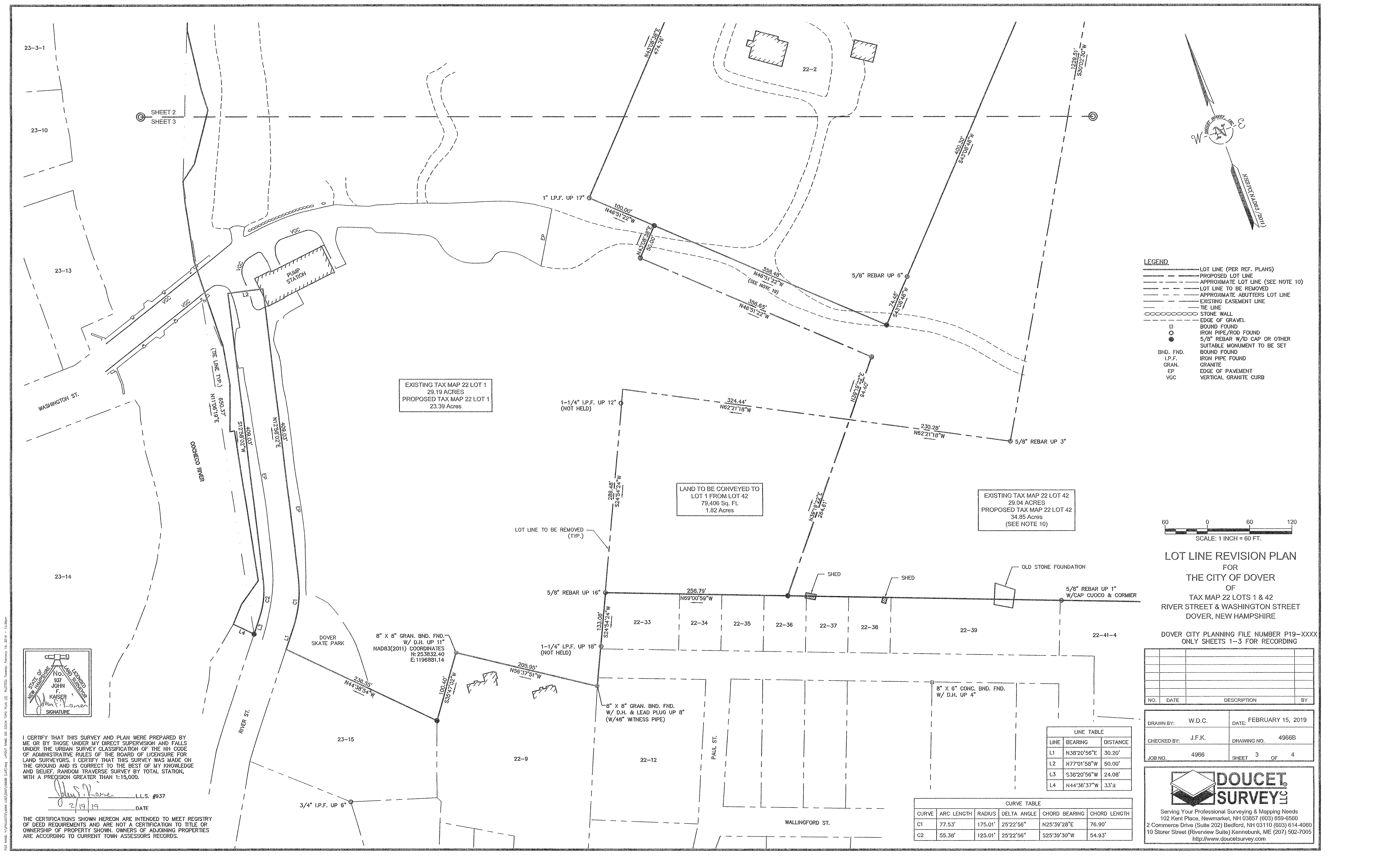
LOT LINE REVISION PLAN
FOR
THE CITY OF DOVER
OF
TAX MAP 22 LOTS 1 & 42
RIVER STREET & WASHINGTON STREET
DOVER, NEW HAMPSHIRE

DOVER CITY PLANNING FILE NUMBER P19-XXXX
ONLY SHEETS 1-3 FOR RECORDING

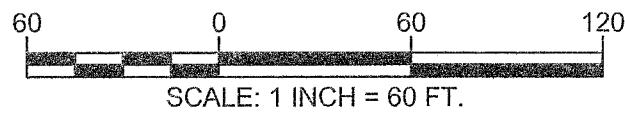
NO.	DATE	DESCRIPTION	BY
DRAWN BY:	W.D.C.	DATE:	FEBRUARY 15, 2019
CHECKED BY:	J.F.K.	DRAWING NO.	4966B
JOB NO.	4966	SHEET	2 OF 4



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- LEGEND**
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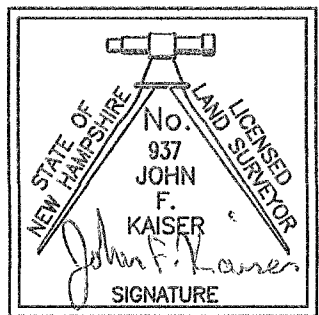
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ONLY SHEETS 1-3 FOR RECORDING

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	W.D.C.	DATE:	FEBRUARY 15, 2019
CHECKED BY:	J.F.K.	DRAWING NO.	4966B
JOB NO.	4966	SHEET	3 OF 4

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N38°20'56"E	30.20'	
L2	N77°01'58"W	50.00'	
L3	S38°20'56"W	24.08'	
L4	N44°36'37"W	33'±	

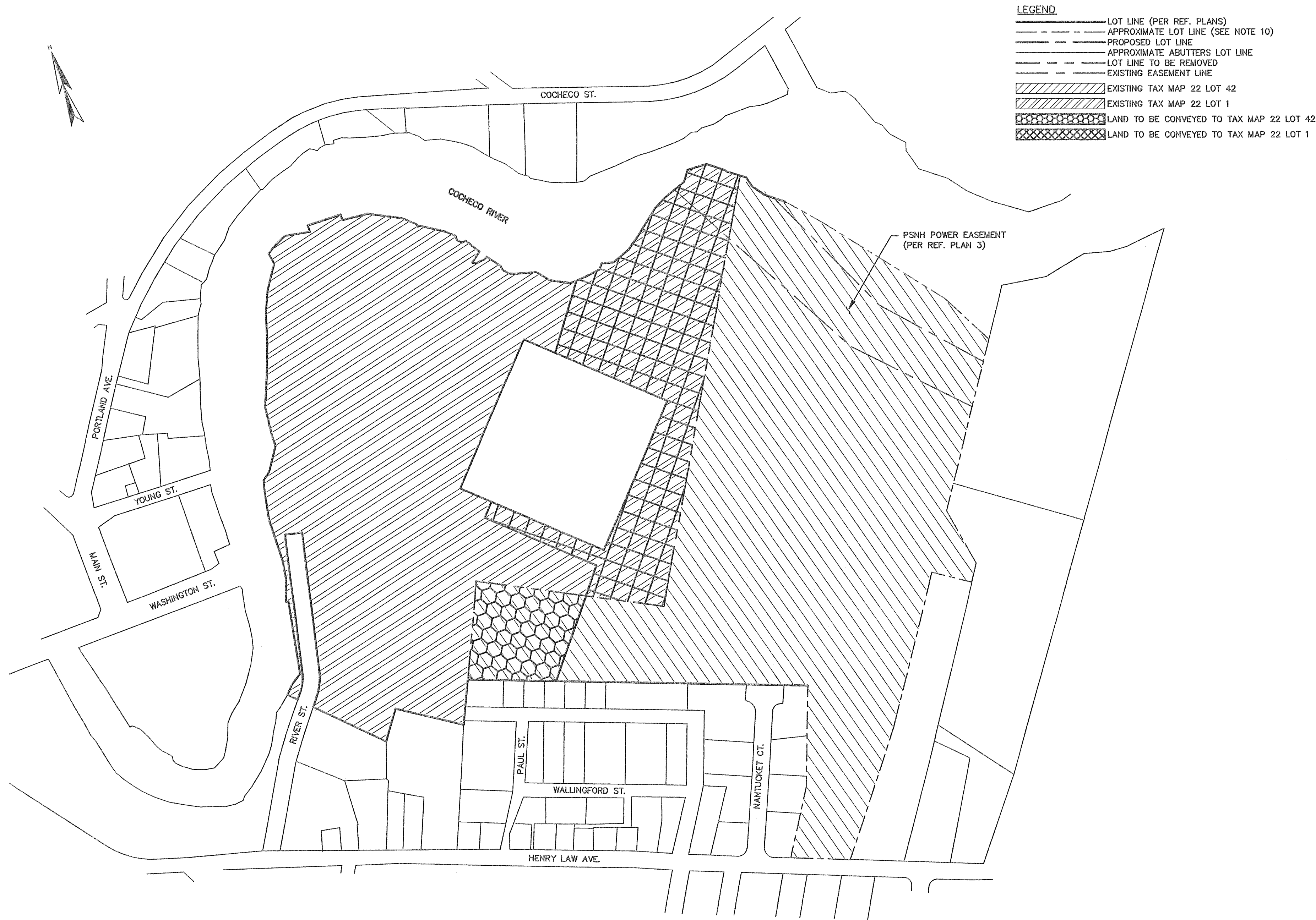
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.53'	175.01'	25°22'56"	N25°39'28"E	76.90'
C2	55.38'	125.01'	25°22'56"	S25°39'30"W	54.93'



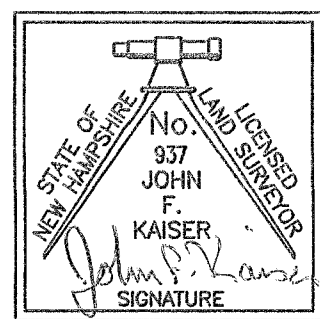
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PROPOSED LOT DETAIL

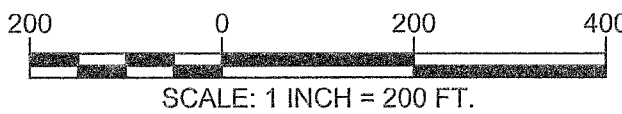


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 - LOT LINE TO BE REMOVED
 - EXISTING EASEMENT LINE
 - EXISTING TAX MAP 22 LOT 42
 - EXISTING TAX MAP 22 LOT 1
 - LAND TO BE CONVEYED TO TAX MAP 22 LOT 42
 - LAND TO BE CONVEYED TO TAX MAP 22 LOT 1

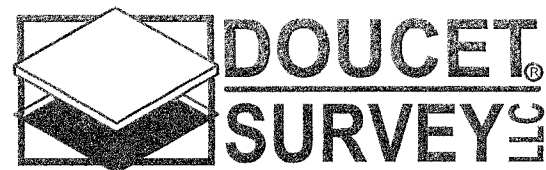


LOT LINE REVISION PLAN
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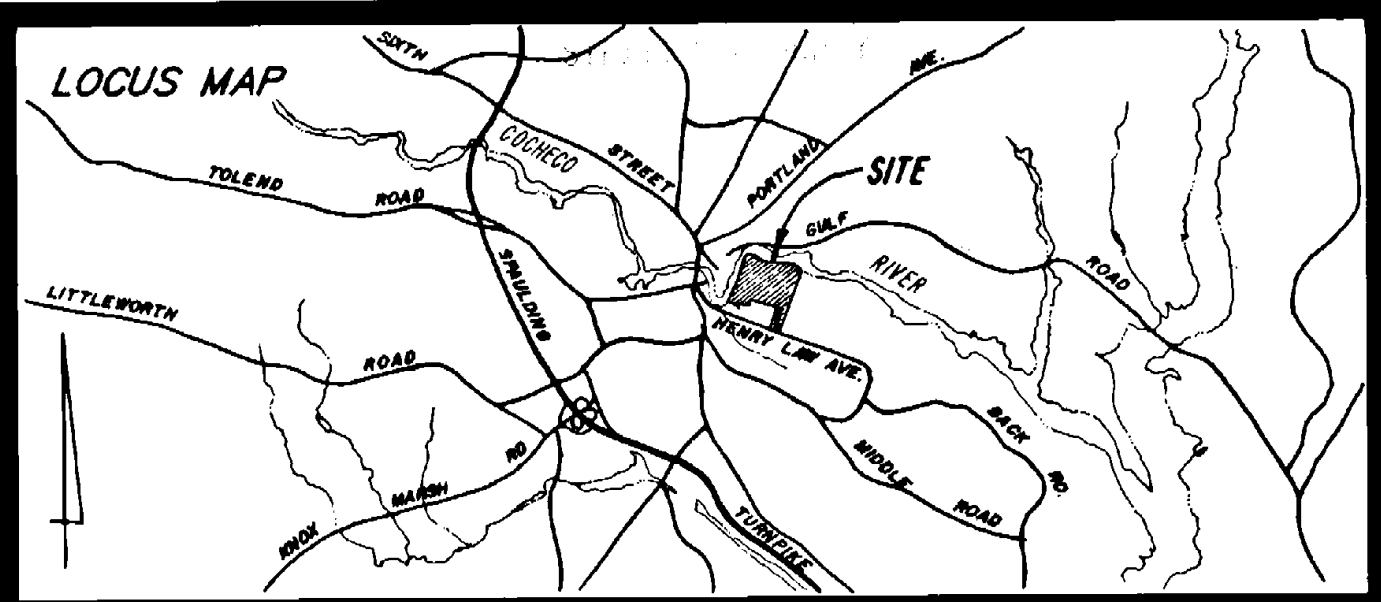
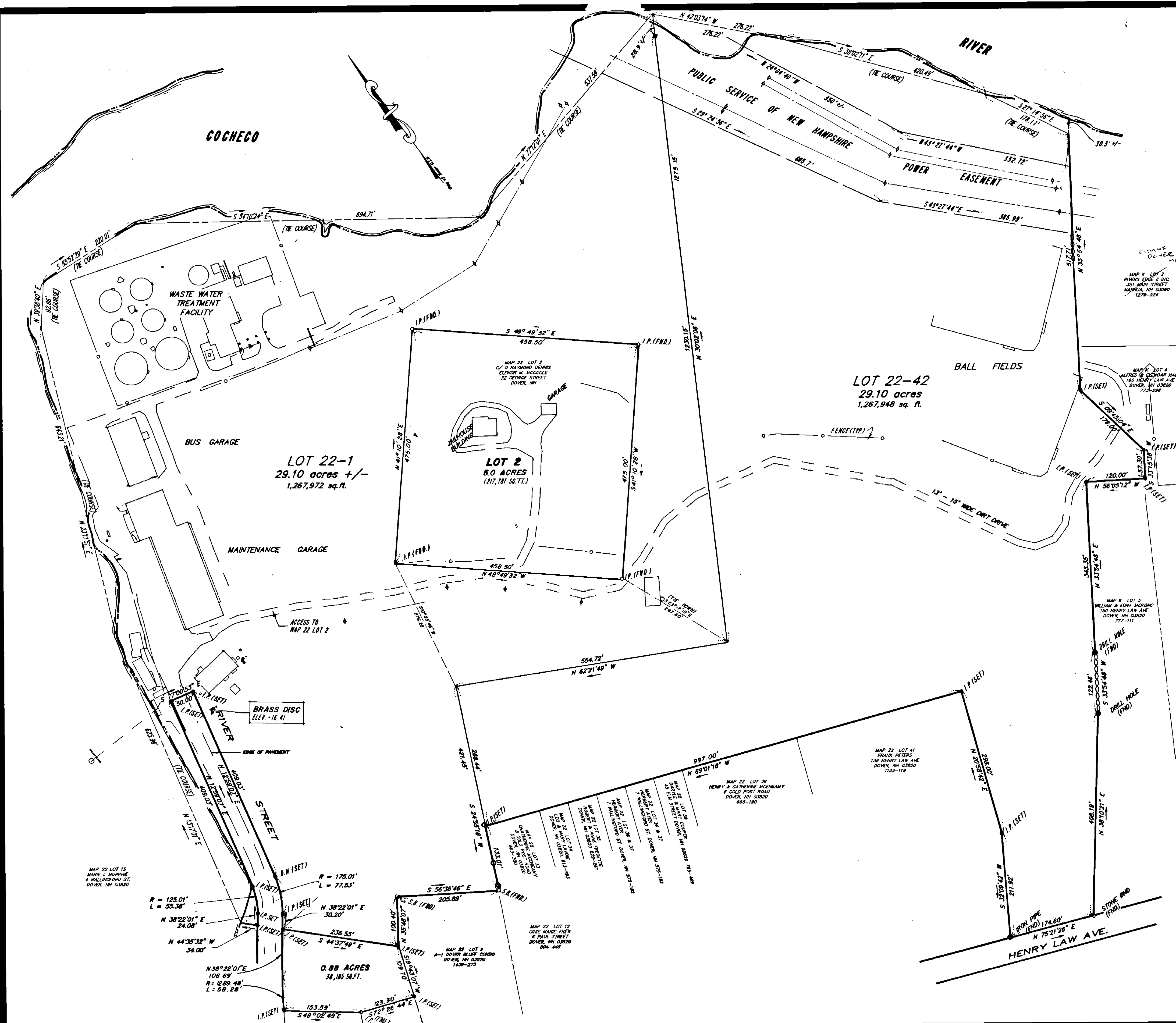
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10 Storer Street (Riverview Suite) Kennebunk, ME (207) 502-7005
<http://www.doucetsurvey.com>

THIS SHEET NOT FOR RECORDING



REFERENCE PLAN(S)

1. PLAN OF THE "CITY FARM" FOR THE CITY OF DOVER, NH, SCALE 1"=80', DATED OCTOBER 12, 1978, BY JOHN W. DURGIN ASSOC.
2. PLAN OF WALLINGFORD HEIGHTS, SURVEYED FOR ARTHUR J. GRIMES MARCH 1929, BY W.S. WHEELER.
3. REVISED PLAN FOR MT. PLEASANT HEIGHTS, DOVER, NH, DATED JUNE, 1955 RECORDED IN S.C.R.D. PLAN 59 POCKET 3 FOLDER #1.

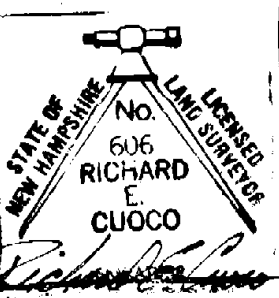
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF MAP 22 LOT 22-1, & LOT 22-42.
2. LOT NUMBERS REFER TO THE CITY OF DOVER TAX MAPS.
3. TOTAL SITE AREA: 2,535,920 SQ.FT. +/- (58.21 ACRES+/-)
- 4.

OWNERS ACKNOWLEDGMENT

I HEREBY CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

MAY 15, 1991
DATE



PLAN OF LAND
LOTS 22-1 & 22-42
HENRY LAW AVENUE
DOVER, NH

PREPARED FOR
CITY OF DOVER
COMMUNITY DEVELOPMENT - 288 CENTRAL AVE. - DOVER, NH

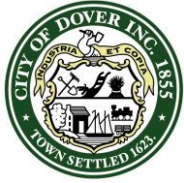
SCALE IN FEET
100 0 100 200 300 400
MAY 15, 1991 - SCALE 1"=100'

CCI

CUOCO & CORMIER, INC.
CIVIL ENGINEERS - LAND SURVEYORS

159 MAIN DUNSTABLE RD. NASHUA, NH 03060 • 603-882-1812
170 MAIN ST. UNIT 212-TENKSBURY, MA 01876 • 608-951-9807

FILE 5036



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P17-41B

Application Type: Amendment to Minor Subdivision
Applicant(s): Scott Coughlin
Owner(s): Scott Coughlin
Location: 17 Piscataqua Road (Tax Map I, Lot 93A)
Meeting Date: March 12, 2019

INTENT: Requesting to amend a previously approved subdivision to change from a shared driveway off Piscataqua Road to a separate driveway off of Hidden Valley Drive. This item was previously approved in June of 2018 by the Planning Board but the applicant never addressed the conditions of approval so the approval expired.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-E

ACREAGE PROPOSED: N/A

ZONING DISTRICT: Rural Residential (R-40)

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION:

-Lot 94-C: H87-55 Variance granted on 10.29.1987

-Z19-08: Variance granted on April 19, 2018 to permit the use of an existing barn for the shelter of horses, where the barn is located 40 feet from the side lot line and the shelter of farm animals is only permitted where the shelter is located no closer than 100 feet to any property boundary.

ATTACHMENTS: Application, Driveway location plan

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED:

None

Summary of Request and Background

The applicant is back before the Board with the same request since he did not meet the deadline for addressing the conditions of approval and the approval has since expired. The applicant is again requesting to amend the previously approved subdivision plan so that there is not a shared driveway (which was a condition of approval) but that instead have one driveway off of Hidden Valley Drive.

The original plan was signed on December 12, 2017 and has been recorded at Strafford Registry of Deeds.

Consistency with Land Use Regulations

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

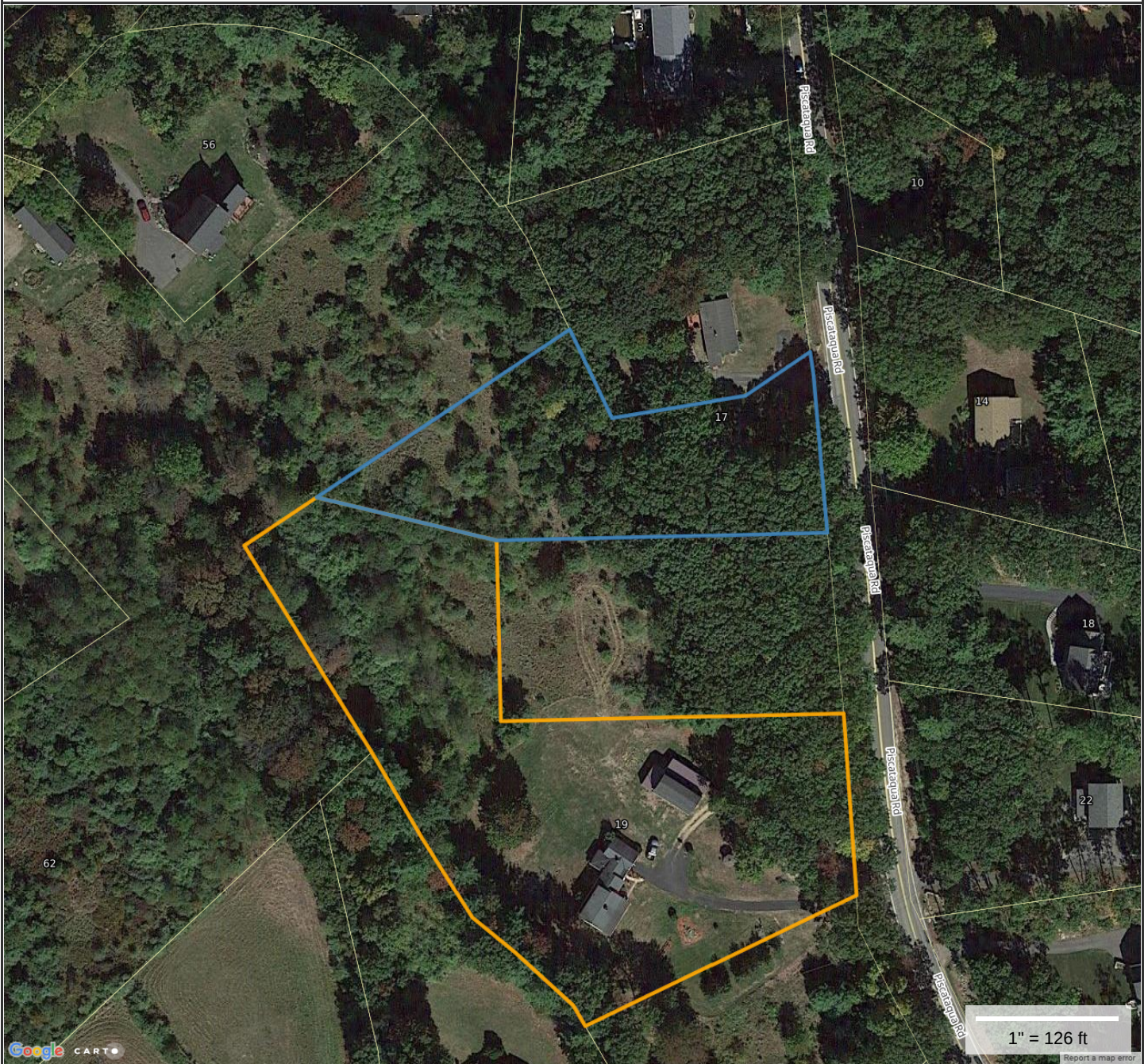
Staff Recommendation:

The Planning Department recommends that the Board accept the application, open the public hearing, and vote to approve the amendment with the following conditions (all conditions other than 3C from the previously approved plan shall remain in effect):

Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plat to:
 - a. Add the plan view of the conceptual site layout to the previous plan with all subdivision notes to be considered the final plat.
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Indicate one shared driveway between lots 1 and 2 with a shared access easement recorded at the registry of deeds
 - d. Include the Licensed Land Surveyor's stamp and signature.
 - e. Add the NHDES Subdivision permit number.
 - f. Add planning file number P17-41B to the plan

17 and 19 Piscataqua Road

**Property Information**

Property ID I0093-A00001
Location PISCATAQUA RD
Owner SINGH RAGHBIR

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

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

Parcels updated 03/29/2018
Properties updated 06/04/2018



City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS
TO/ WAIVERS FOR AN APPROVED PLAN

[Revised June 30, 2014]

Office Use Only

Amount Paid: _____

Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: Scott Coughlin Telephone # (603) 866-6638
Address of Applicant: 10 Hidden Valley Drive, Dover, NH 03820 E-Mail scottcough@icloud.com
Project Name: _____ Project Location: Map 1 Lot 94B-2
Planning File Number: P-17-41 Date of Original Approval July 25, 2017
File Type: Conditional Use _____ Site Plan Review _____ Subdivision X

EXTENSION INFORMATION (*Note: notification of abutters required for first time extensions under Sec. 149-9.B and Sec. 155-24.B only*)

Extension type requested (*check one*): ☐ Sec. 149-8.A ☐ Sec. 149-9.B ☐ Sec. 155-14.A ☒ Sec. 155-24.B
Current deadline date: _____ Number of Extensions Previously granted by Board _____
Reason(s) for extension/comments (*attach additional sheets as needed*): n/a

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: Relocate the driveway on Lot 5
Reason(s) for amendment/comments (*attach additional sheets as needed*):
We would like to change the location of the driveway from Piscataqua Road to Hidden Valley Drive. This will reduce the number of access points along Piscataqua Road and create a safer point of access.

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: _____
Justification for waiver request(s) (*attach additional sheets as needed*): _____

SIGNATURES

I/We hereby submit this application to the 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: [Signature] Date: 2/15/19
Signature of Applicant (*if different from owner*): Scott M. Coughlin Date: 2-15-19
Signature of Agent: _____ Date: _____

Jan 22, 2019 - 10:08am
VTM-BEDFORDAPProjects\Civil\Survey\Map\47243.00 - Piscataqua Road - Dover\47243.00 - C3D-Caughlin - 17 & 19 Piscataqua Road\47243.00 LOT 5 CONCEPTUAL SITE LAYOUT.dwg



MAP I LOT 124

MAP I LOT 94-C

MAP I LOT 94-E

MAP I LOT 94-B2
44,467 S.F.
(1.0208 ACRES)

MAP I LOT 94-B

HIDDEN VALLEY DRIVE
(PRIVATE RIGHT OF WAY)
(SEE SORD BK. 1480 PG. 4242)

MAP I LOT 125

MAP I LOT 96

MAP I LOT 96-D

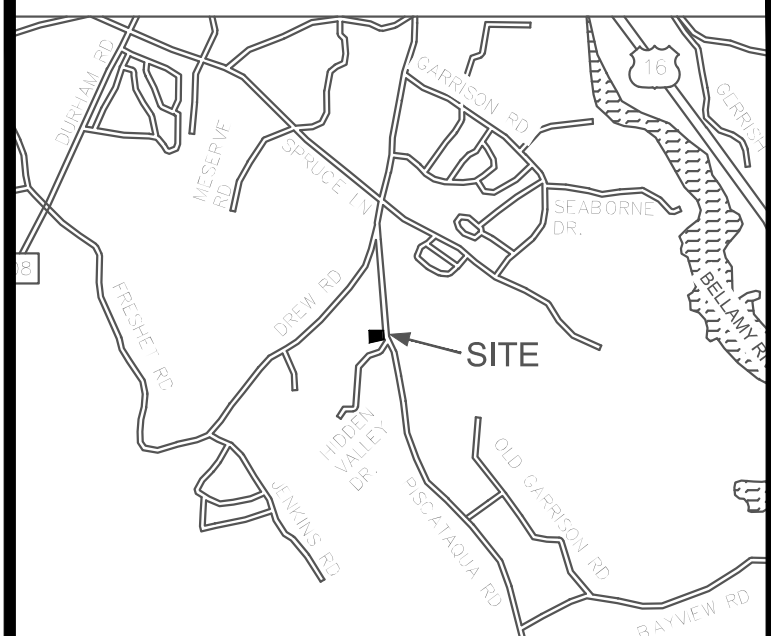
PISCATAQUA ROAD
(VARIABLE WIDTH RIGHT OF WAY)

4000+ S.F. SLA
(SUITABLE
LEACHING AREA)

PROPOSED DECK
PROPOSED HOUSE
PROPOSED GARAGE
PROPOSED BALCONY

EXISTING BUILDING

BARN



LOCATION PLAN

TAX MAP I LOT 94-B2
CONCEPTUAL SITE LAYOUT

5 HIDDEN VALLEY DRIVE
DOVER, NEW HAMPSHIRE
COUNTY OF STRAFFORD

OWNED BY
SYMMETRY CONSTRUCTION MANAGEMENT, LLC

SCALE: 1" = 20' (22x34)
1" = 40' (11x17)

MARCH 3, 2018

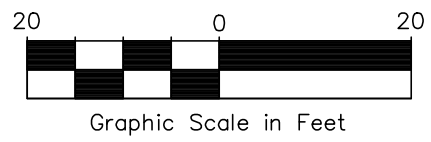


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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK
1	01/21/19	UPDATE TITLE BLOCK	BMK	JCC



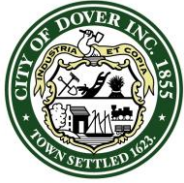
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.TFMoran.com

47243.00	DR	AJG	FB	-	C-1
CK	JCC	CADFILE	47243.00- LOT 5 CONCEPT		

P17-41B 5 Hidden Valley Drive

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0094-000000	62 DREW RD	SMITH ANTHEA LIFE ESTATE &	SMITH MATJE AND GUDRUN AND KREIS MAIDA	62 DREW RD	DOVER	NH	03820
I0094-B00000	19 PISCATAQUA RD	STANFORD RUE SUSAN M TRUSTEE	STANFORD RUE SUSAN M REVOCABLE TRUST	1574 SCOTTRIDGE LN	SAINT JOHNS	FL	32259
I0094-B00001	19A PISCATAQUA RD	HARTON JEFFREY J &	HARTON BRIDGET C	PO BOX 1647	DOVER	NH	03821
I0094-B00002	5 HIDDEN VALLEY DR	SYMMETRY CONSTRUCTION MANAGEMENT LLC		24 EVERGREEN LN	ELIOT	ME	03903
I0094-C00000	HIDDEN VALLEY DR	HIDDEN VALLEY HOMEOWNERS' ASSOCIATION	C/O/ SCOTT M COUGHLIN	10 HIDDEN VALLEY DR	DOVER	NH	03820
I0094-C00007	85 HIDDEN VALLEY DR	LANOUE RYAN B & ASHLEY M TRUSTEES	LANOUE FAMILY REVOCABLE TRUST	85 HIDDEN VALLEY DR	DOVER	NH	03820
I0094-C00008	79 HIDDEN VALLEY DR	JARVIS COSTIKYAN &	JARVIS JEAN	79 HIDDEN VALLEY DR	DOVER	NH	03820
I0094-C00009	75 HIDDEN VALLEY DR	GRANFIELD TIMOTHY M &	GRANFIELD BRITTANY N	75 HIDDEN VALLEY DR	DOVER	NH	03820
I0094-C00010	10 HIDDEN VALLEY DR	COUGHLIN SCOTT M &	COUGHLIN LARA J	10 HIDDEN VALLEY DR	DOVER	NH	03820
I0094-C00011	HIDDEN VALLEY DR	COUGHLIN SCOTT M &	COUGHLIN LARA J	10 HIDDEN VALLEY DR	DOVER	NH	03820
I0094-D00000	90 DREW RD	ELIOS CHRISTINA		90 DREW ROAD	DOVER	NH	03820
I0094-E00000	11 HIDDEN VALLEY DR	DAVIS JONATHAN &	DAVIS ALLISON	11 HIDDEN VALLEY RD	DOVER	NH	03820-5231
I0102-B00000	4 GOLD POST RD	ANSELL WILLIAM F III &	ANSELL TRACEY L	4 GOLD POST ROAD	DOVER	NH	03820
I0102-C00000	6 GOLD POST RD	PAPA JAMES M &	PAPA BETTE J	6 GOLD POST ROAD	DOVER	NH	03820
I0102-D00000	8 GOLD POST RD	MCENEANEY DIANE M		8 GOLD POST ROAD	DOVER	NH	03820
I0102-E00000	12 GOLD POST RD	STEELE DOUGLAS W	STEELE GWEN B	12 GOLD POST RD	DOVER	NH	03820
I0103-000000	94 DREW RD	ASHMAN DONNA M	ASHMAN JOHN C	94 DREW ROAD	DOVER	NH	03820
I0124-000000	25 PISCATAQUA RD	MCGNONE JOHN J & CAROLYN & MSC A DIVISION OF TFMORAN, INC SCOTT COUGHLIN	SEAFORD PATRICIA	25 PISCATAQUA ROAD	DOVER	NH	03820
				170 COMMERCE WAY, SUITE 102	PORTSMOUTH	NH	03801
				10 HIDDEN VELLE DRIVE	DOVER	NH	03820
			DARLENE WHITE	32 PISCATAQUA ROAD	DOVER	NH	03820
			COREY DEAN & SUSAN DIMICK STONE	22 PISCATAQUA ROAD	DOVER	NH	03820
			BRIAN J & ROBIN THERRIEN REVOCABLE TRUST	26 PISCATAQUA ROAD	DOVER	NH	03820
		ELEANOR E. GRENIER LIFE ESTATE	SANDRA FOSTER AND ALAN GRENIER	21 PISCATAQUA ROAD	DOVER	NH	03820



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P16-24B

Application Type: Amendment to Site Plan for Review
Applicant(s): Summit Land Development
Owner(s): 7th South, LLC
Location: 14 Central Ave (Tax Map 15, Lot 4)
Meeting Date: March 12, 2019

INTENT: Proposal is to construct a 2,400 sq. ft. drive-up restaurant) as part of a previously approved (and amended) site plan

UNITS PROPOSED: N/A

AGENDA ITEM #: 4-F

ACREAGE: 2.46 acres

ZONING DISTRICT: Highway Business District (B-5)

EXISTING LAND USE: Approved Emergency Room

PROPOSED LAND USE: Emergency Room and Restaurant with drive-thru

SURROUNDING LAND USE: Commercial, Spaulding Turnpike, and Bellamy River

ZBA ACTION: None

ATTACHMENT: Site plan and application; and February 28 TRC minutes

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A for this case

WAIVER REQUESTED:

Summary of Request and Background

The applicant came before the board on October 25, 2016 with a plan for the site including a concept for a coffee shop. Condition of approval 7C stated that once a tenant is secured, if there are any site changes (lighting, parking, etc.) that the applicant shall return to the Planning Board to amend the site plan of the 3,000 s.f. building footprint which is for the coffee shop, drainage, and site layout purposes only. Therefore the applicant is before the Board again.

The applicant also came and got an administrative approval for an amendment for a medical office in June 2018. This amendment reduced the square footage of the larger building from 13,000 to 10,000 square feet.

This application was review by the Technical Review Committee on February 28, 2019 (see attached minutes).

Consistency with Land Use Regulations

Chapter 149-4 of the Site Review Regulations of the City Code provides for site review by the Planning Board of new construction of various types.

STAFF RECOMMENDATION:

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

Conditions to Be Met Prior to Signing of Plans:

1. All previous conditions of approval from P16-24 and P16-24A shall apply including water and sewer investment fees and impact fees.
2. The applicant shall supply documentation from Eversource that it approves the changes to the site plan and has the capacity to serve.
3. The applicant shall revise the site plan to:
 - a. Add "DO NOT BLOCK INTESECTION" signs and pavement markings at the intersection on the site and in the southbound left turn lane for Charles Street approach
 - b. Add note, and signage to the site, that drive-thru hours are limited to 6am to 9pm per Section 149-15.G.
 - c. Add stacking signage to drive-thru stacking lane, at the intersection with the main travel way into the site
 - d. Include order board on site layout plan
 - e. Include revised architectural drawings confirming building colors
 - f. Provide a streetscape
 - g. Show Fire Department Connection on the building
 - h. Change "Building Inspector" to "Building Official"
 - i. Revise note 22 on sheet for to add RSA 155-A:5.

Conditions to Be Met Prior to Occupancy:

4. All signage, noted in 3 and pavement marking shall be installed



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

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



City of Dover, New Hampshire
APPLICATION FOR EXTENSIONS OF/ AMENDMENTS
TO/ WAIVERS FOR AN APPROVED PLAN

[Revised June 30, 2014]

Office Use Only Amount Paid: _____ Date/Time Received: _____

APPLICANT INFORMATION

Name of Applicant: 7th SOUTH LLC Telephone # 749-2800
Address of Applicant: 340 CENTRAL AVE, SUITE 202 DOVER NH E-Mail CHAD@SUMMITLANDDEV.COM
Project Name: EXIT 7 Project Location: 14 CENTRAL AVE
Planning File Number: P16-24B Date of Original Approval 10/25/2016
File Type: Conditional Use _____ Site Plan Review X Subdivision _____

EXTENSION INFORMATION (Note: notification of abutters required for first time extensions under Sec. 149-9.B and Sec. 155-24.B only)

Extension type requested (check one): ____ Sec. 149-8.A ____ Sec. 149-9.B ____ Sec. 155-14.A ____ Sec. 155-24.B
Current deadline date: _____ Number of Extensions Previously granted by Board _____
Reason(s) for extension/comments (attach additional sheets as needed): _____

AMENDMENT INFORMATION

Condition(s) or portion of plan to be amended: IDENTIFY TENANT FOR 3,000 SF RETAIL BUILDING
Reason(s) for amendment/comments (attach additional sheets as needed): AT TIME OF THE APPROVAL THE PROJECT PROPONENT HAD NOT SECURED A TENANT FOR THE 3,000K BLDING AND A CONDITION OF APPROVAL REQUIRES THE PROPONENT TO COME BACK TO THE BOARD WHEN A TENANT WAS SECURED

WAIVER INFORMATION

Site Review/Subdivision Regulations section(s) to be waived: _____
Justification for waiver request(s) (attach additional sheets as needed): _____

SIGNATURES

I/We hereby submit this application to the 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: [Signature] Date: 3/6/19
Signature of Applicant (if different from owner): _____ Date: _____
Signature of Agent: [Signature] Date: 3/6/19

Steve Haight

From: Chad Kageleiry <chad@summitlanddev.com>
Sent: Friday, March 8, 2019 1:51 PM
To: Steve Haight
Subject: FW: Dover NH - New store
Attachments: Dunkin's xfmer proposal.pdf

Lets get this email, with plan, printed and delivered to Planning board to satisfy the Condition of Eversource approving the modified site

Chad Kageleiry
Summit Land Development
340 Central Avenue Ste 202
Dover, NH 03820
603-749-2800

From: Osburn, James W <james.osburn@eversource.com>
Sent: Tuesday, November 06, 2018 1:14 PM
To: Chad Kageleiry <chad@summitlanddev.com>
Subject: RE: Dover NH - New store

Chad,

It looks like we will be able to serve both transformers from the one riser. You will need to change the 2 - 4" conduit that is in the secondary compartment to 2 - 5" in the primary compartment to feed Dunkin's. The cost for the original pole to transformer will stay the same however the conductor and transformer for Dunkin's will be additional charges. I have requested a new transformer 480v but have not heard on what the lead time will be for delivery. I have not order Dunkin's transformer I'll need a new work request from someone to order that one. They will need to call 800-362-7764 to set one up. Attached is a proposed location for this transformer we will need to nail done a location asap.

I can meet with whoever you choose to do the dirt work to go over what needs to be done when you're ready.

Thanks,
Jim

From: Chad Kageleiry <chad@summitlanddev.com>
Sent: Thursday, November 01, 2018 3:28 PM
To: Osburn, James W <james.osburn@eversource.com>
Subject: FW: Dover NH - New store

EVERSOURCE IT NOTICE – EXTERNAL EMAIL SENDER *** Don't be quick to click! *******

Do not click on links or attachments if sender is unknown or if the email is unexpected from someone you know, and never provide a user ID or password. Report suspicious emails by selecting 'Report Phishing' or forwarding to SPAMFEEDBACK@EVERSOURCE.COM for analysis by our cyber security team.

Jim, this plan shows their intent

Chad Kageleiry

12/04/2018

7th Street LLC
Chad Kageleiry
340 Central Ave.
Dover, NH 03820

Work Request#: 3205210
Service Address: 14 Central Ave, Dover
Description: Eversource will construct a three phase line extension. This will include the installation of 75 feet of wire and 1 transformer(s).

Dear Chad Kageleiry:

Eversource is pleased to assist with your recent work request. We have reviewed the proposed design and determined the customer contribution amount is **\$11,627.00**. Eversource reserves the right to re-calculate the customer contribution amount if payment has not been received within 90 days of the date of this letter. If the job scope changes, a revised cost and letter will be administered, if needed. If there are no changes in job scope, no further billing or refunds will be rendered.

Receipt of the customer contribution will be required prior to Eversource scheduling its work. Other documents such as easements, inspections, and work by others may also be required prior to the work being scheduled.

Your submittal of, or your election and authorization of, payment of the amount due and the convenience fee (if applicable), by means of a check, money order, credit or debit card, or by electronic funds transfer (ACH), shall be deemed to constitute your acceptance of and agreement to all terms and conditions of this letter.

Under New Hampshire Public Utilities Commission regulations and Eversource's tariff, charges quoted in this letter are for those associated with Eversource's work and services only and are subject to periodic review and adjustment as approved by the New Hampshire Public Utilities Commission. Additional charges may be rendered by other utilities.

Please contact me with any questions you may have.

Sincerely,



James Osburn
Project Coordinator
(603) 332-4227 Ext: 5555342
james.osburn@eversource.com



Please cut at dotted line and return with your mail in payment.

**Payment Options:**

Credit/Debit Card or ACH (echeck) payments(convenience fee required): Call the Electric Service Support Center, 800-362-7764

US Mail Payments: ESSC NH - Eversource, PO Box 330, Manchester NH 03105-0330

Overnight/Express Payments*: ESSC NH - Eversource, 780 N Commercial St, Manchester NH 03101

* hand delivered checks cannot be accepted

Customer	Work Request	ENT	CCC	Work Order	Cost Ele	Amount
Chad Kageleiry	3205210	06	7CR	9S821869	A61	\$11,627.00
Service Address		06	7CR		A61	\$0.00
14 Central Ave, Dover		06	7CR		A61	\$0.00

12'

INV.OUT
= 76.0

1 STORY
DRIVE-UP
RESTAURANT
2,142 S.F. (BUILDING)
216 SF (EXT WALK IN
BOX)

120/208

WV
PW
FS
AM

CONSTRUCT FIRE
DEPARTMENT CONNECTION

PD

PD

PS

PG

D

S

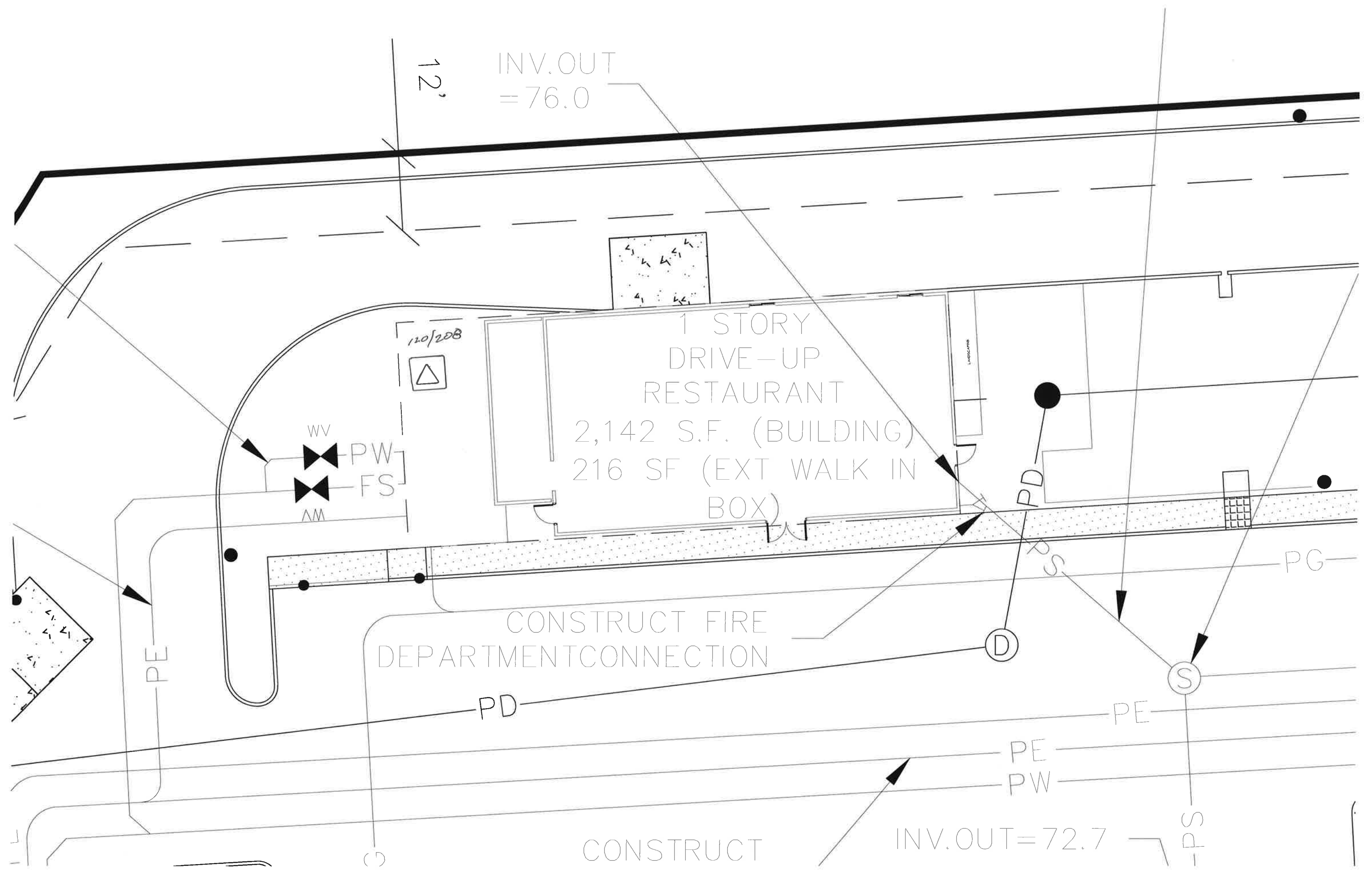
PE

PE
PW

INV.OUT=72.7

CONSTRUCT

SD



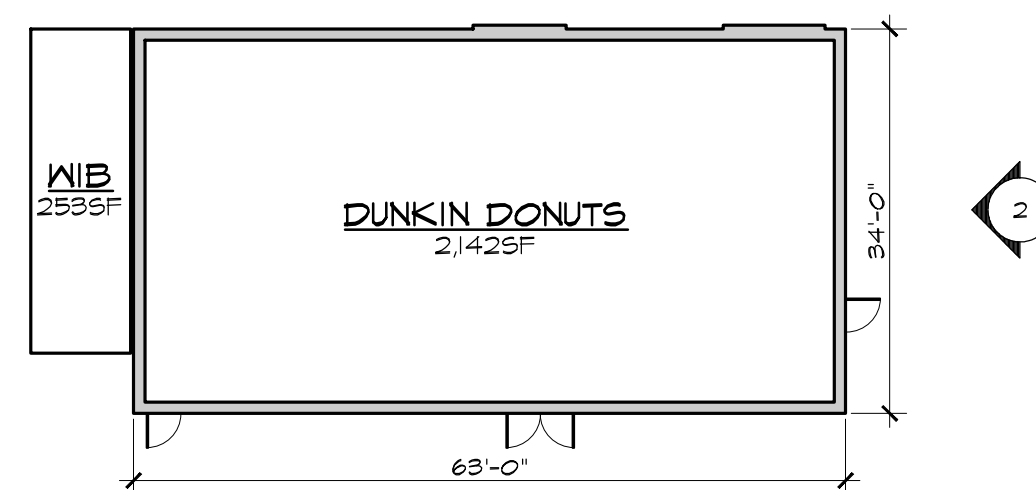
P16-24B 14 Central Avenue

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
16001-000000	1 CHARLES ST	MCSILLS REALTY LLC		63 BROADWAY	DOVER	NH	03820
16002-000000	5 7 CHARLES ST	5 CHARLES ST LLC		42 CHURCH ST	BARRINGTON	NH	03825
16007-000000	7 CENTRAL AV	DOVER/CENTRAL REALY TRUST	C/O SULLIVAN TIRE CO INC	41 ACCORD PARK DRIVE	NORWELL	MA	02061
15004-000000	14 CENTRAL AVE	7 SOUTH LLC		340 CENTRAL AVENUE	DOVER	NH	03820



0 5' 10'

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



1 KEYPLAN
SCALE: 1/16" = 1'-0"
PLAN



AHARONIAN
& ASSOCIATES, INC.
Architects
401-232-5010
www.arch-eng.com

DUNKIN'
14 CENTRAL AVE
DOVER, NH 03820
MARCH 08, 2019

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
(TYP.)	TYPICAL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
TBR	TO BE REMOVED
	EXISTING UTILITY POLE
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5'R	PAVEMENT RADIUS
FDC	FIRE DEPARTMENT CONNECTION
SGC	SLOPE GRANITE CURB
VGC	VERTICAL GRANITE CURB
	PROPOSED SIGN
	PROPOSED GUARDRAIL
	PAVEMENT
	HANDICAP PARKING SYMBOL
	PROPOSED CONCRETE
	PROPOSED SIDEWALK

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE ACTUAL USE FOR THE DRIVE-UP RESTAURANT.
2. THIS PLAN REPLACES THE PREVIOUSLY STAMPED & SIGNED PLAN. PLANNING BOARD APPROVAL WILL BE REQUIRED TO SHOW THE ACTUAL USE FOR THE DRIVE-UP RESTAURANT.

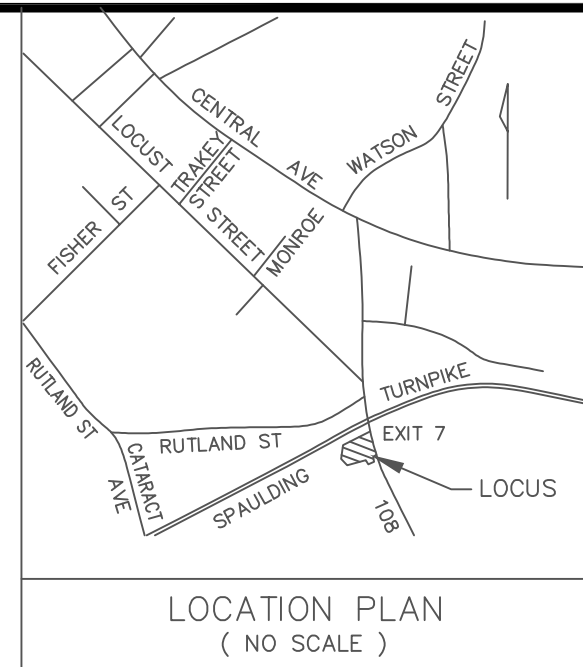
1. THE PARCEL IS SHOWN AS LOT 4 ON MAP 15 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
2. THE PROJECT PARCEL CONTAINS 2.46 ACRES OR 107,090 SF.
3. THE PARCEL IS LOCATED IN THE B-5 GATEWAY DISTRICT AND IS SUBJECT TO THE FOLLOWING ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:

REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT SIZE	20,000 S.F.	107,090 S.F.
MINIMUM FRONTAGE	125 FT	>243 FT
MINIMUM YARD SETBACKS		
COMMERCIAL BUILDING		
FRONT	50 FT	>121 FT
SIDE	15 FT	>32 FT
REAR	25 FT	>64 FT
RESTAURANT DRIVE-UP BUILDING		
FRONT	50 FT	>215 FT
SIDE	15 FT	26 FT
REAR	25 FT	>67 FT
UNMANNED KIOSK BUILDING		
FRONT	75 FT	75 FT
SIDE	10 FT	>34 FT
REAR	10 FT	>256 FT
MINIMUM OPENSAPCE	15%	36.8%
MAXIMUM LOT COVERAGE	50%	13.3%
MAXIMUM BUILDING HEIGHT	40 FT	16 FT

BUILDINGS	50% (MAX)	14,208 SF (13.3%)
GREEN SPACE	15% (MIN)	39,422 SF (36.8%)
PAVEMENT/SIDEWALKS	33% (MAX)	53,460 SF (49.9%)

	MAX ALLOWED	PROPOSED
10,906 S.F. MEDICAL SPACE	45@ 88% OF PEAK (51)	40 (4 HANDICAP)
10 EMPLOYEES AND 12 EXAM ROOMS		
2,400 S.F. RESTAURANT DRIVE-UP	20@100% OF PEAK (18)	20 (2 HANDICAP)
300 S.F. UNMANNED KIOSK	0	0
TOTAL	63	60 (6 HANDICAP)

1. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A PLAN REFERENCED 1 PREPARED BY MCEANEY SURVEY ASSOCIATES INC. (SEE EXISTING CONDITIONS SURVEY PLAN THIS PLAN SET).
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.
3. EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE FIXTURES PER CHAPTER 149-14-E AND SHALL PROVIDE LIGHTING DIRECTED ON-SITE ONLY.
4. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13.
5. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY AND STATE CODES.
7. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURRING.
8. 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.
9. STRIPE PARKING AREAS AS SHOWN INCLUDING HANDICAP SYMBOLS AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M-248-TYPE N.
10. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS, AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
11. PAINTED ISLANDS SHALL BE 4 INCHES WIDE DIAGONAL LINES 3 FEET ON CENTER.
12. ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT.
13. LAYOUT OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECT'S FINAL FOUNDATION PLAN AND ALL SITE LAYOUT SHALL BE PERFORMED BY A NEW HAMPSHIRE LICENSED LAND SURVEYOR UNDER CONTRACT WITH THE CONTRACTOR.
14. SEE DETAILS FOR SIGN LEGENDS.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURES AND SEQUENCE TO MAINTAIN THE SAFETY OF THE FACILITIES AND THEIR COMPONENTS DURING DEMOLITION AND CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS. SUCH MATERIALS SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE PROJECT.
16. METHODS OF DEMOLITION, CONSTRUCTION AND ERECTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED. IT IS THE CONTRACTORS' RESPONSIBILITY TO PROVIDE AND MAINTAIN ENVIRONMENTAL CONTROLS AS REQUIRED BY FEDERAL, STATE AND MUNICIPAL REGULATIONS AND PERMITS. ENVIRONMENTAL CONTROLS SHALL INCLUDE BUT SHALL NOT BE LIMITED TO DUST CONTROL AND SILT BARRIERS.
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20. HOURS OF OPERATION FOR DRIVE--THRU 6AM - 9PM.
21. THE PARCEL AND NHDOT SHARE LANDSCAPE/DRAINAGE/ACCESS EASEMENTS AS RECORDED IN SCRD BK 4379 PG 678.
22. THE SITE DESIGN IS IN COMPLIANCE WITH THE APPLICABLE ACCESSIBILITY REGULATIONS 2009 IBC (CHAPTER 11 IN/NH AMENDMENTS) AND ANSI STANDARDS IN ACCORDANCE WITH NHRS155-A:5.
23. THE SITE SHALL BE MAINTAINED TO PROVIDE ACCESSIBILITY IN ALL WEATHER CONDITIONS.



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

3-6-19
1/15/19
DATE

SJH	SJH	APP'D
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B.L.D.

COMMENT
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BY: SJH
 DO: 1207A
 ACTION

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4

PLANNING FILE NO.: P16-24B

AMENDED SITE PLAN

**EXIT 7
COMMERCIAL CENTER
DOVER, NH**

4

LEGEND

S.F.	SQUARE FEET
Ac.	ACRE
±	MORE OR LESS
(TYP.)	TYPICAL
S.C.R.D.	STRAFFORD COUNTY REGISTRY OF DEEDS
TBR	TO BE REMOVED
○	EXISTING UTILITY POLE
☆	EXISTING SIGN
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FDC	PAVEMENT RADIUS
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NOTE:

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LAND USE CALCULATIONS

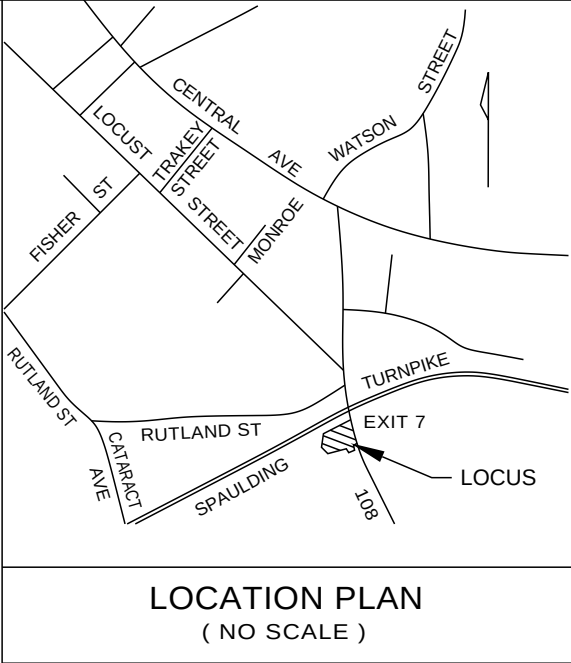
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3-6-19
1/15/19

SHH

SHH

APPD

REVISION

NO.

DATE

DATE: 9-12-18

SCALE: AS SHOWN

DRAWN BY: SRD

DESIGN BY: SRD

APPROVED BY: SJH

PROJECT NO: 1207A

FILE: CONSTRUCTION

NO.

DATE: 9-12-18

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DESIGN BY: SRD

APPROVED BY: SJH

PROJECT NO: 1207A

FILE: CONSTRUCTION

NO.

DATE: 9-12-18

SCALE: AS SHOWN

DRAWN BY: SRD

DESIGN BY: SRD

APPROVED BY: SJH

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NO.

DATE: 9-12-18

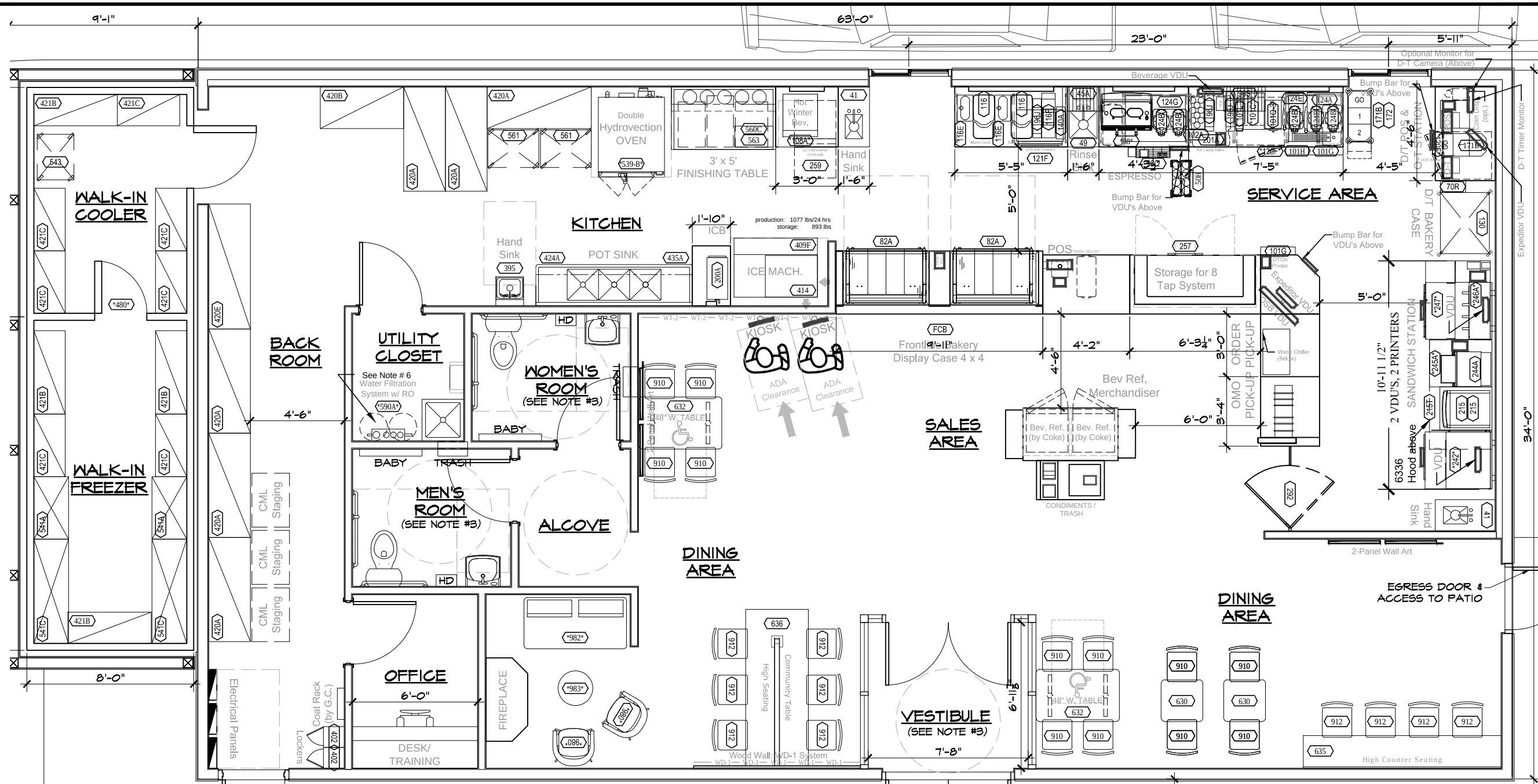
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DRAWN BY: SRD

DESIGN BY: SRD

APPROVED BY: SJH

PROJECT NO: 1207A



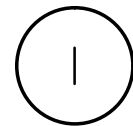
- = PRINTER (optional)
- ▭ = VIDEO DISPLAY UNIT
- = PRINTER

2,142 SF (Building)
216 SF (Exterior Walk-In Box)
2 DRY DELIVERIES per WK.
2 REF'D DELIVERIES per WK.
26 SEATS
40 LF Dry Storage Shelving



NOTES:

- THIS LAYOUT MEETS "GSD" STANDARDS.
- FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
- FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
- FRANCHISEE'S ARCHITECT SHALL DETERMINE MENUBOARD SIZE AND CONFIGURATION BASED ON FIELD CONDITIONS AND MENU CHOICES.
- WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI-WINDOW GRAPHICS.
- IF A D/T STAGING CART IS PROVIDED, THE STAGING MAT SHOWN AT D/T POS STATION IS NOT REQUIRED.
- UNUSUALLY UTILITIES:
TO ENHANCE THE D/T EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
- DEFAULT WATER FILTRATION SYSTEM SHOWN. ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.



PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"



AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
0 2 9 1 7
T 401-232-5010
F 401-232-5080
WWW.ARCH-ENG.COM

REVISIONS		
NUMBER	REMARKS	DATE
1	OWNER COMMENTS	11/1/2018
2	STORE PLANNING	11/2/2018
3	OM COMMENTS	11/2/2018
4	OWNER COMMENTS	11/6/2018
5	SITE COORD	1/3/2019
6	SITE COORD	1/15/2019

FOR REVIEW

PROJECT TITLE

DUNKIN' BRANDS
[eatdrinkink]
PC# 358769

14 CENTRAL AVE
DOVER, NH 03820
STRAFFORD COUNTY

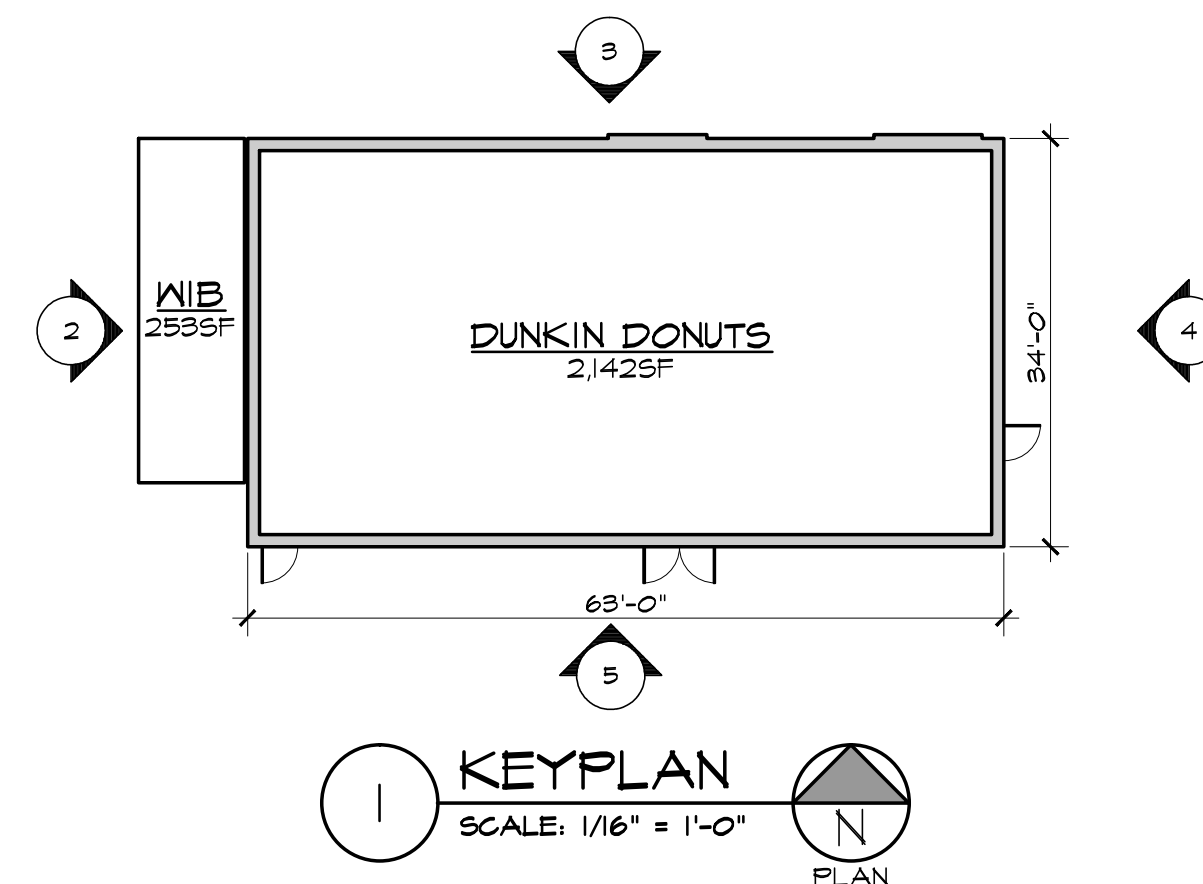
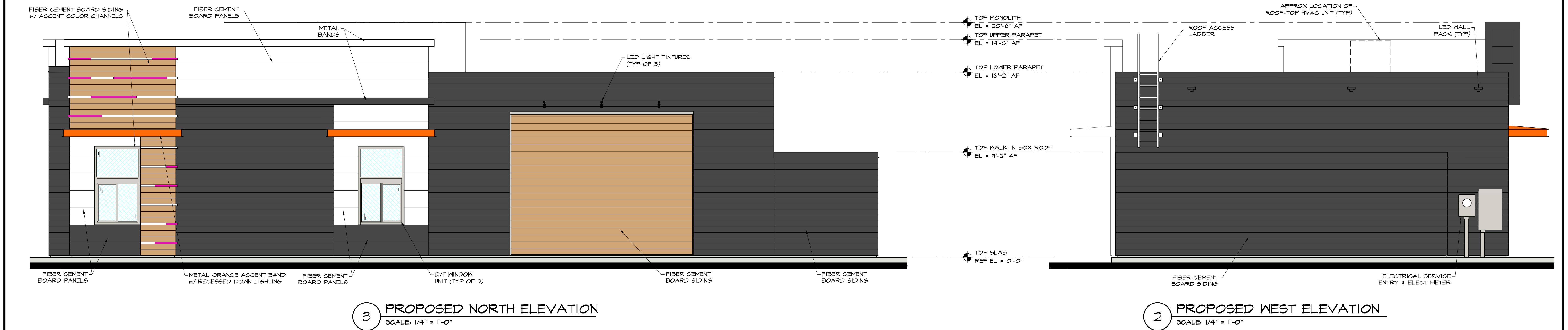
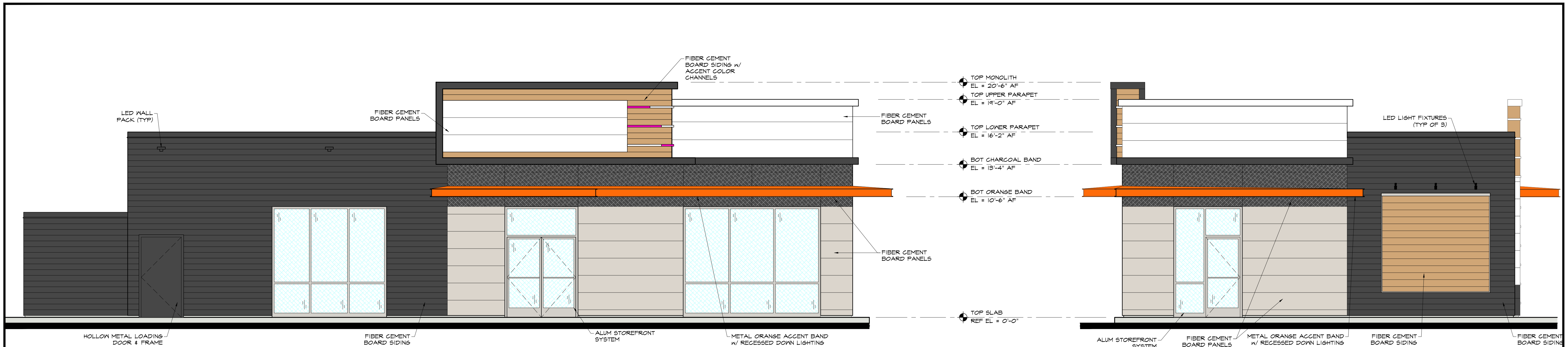
DRAWING TITLE

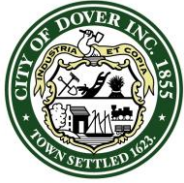
PROPOSED
FLOOR PLAN

DATE OCT 09, 2018	PROJ NO 18136
DRAWN BY ECM	CHECKED BY JB

DRAWING NUMBER

K1.1





CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-24B

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): 7 South LLC
Location: 14 Central Ave (Tax Map 15, Lot 4)
Date: February 28, 2019

INTENT: Proposal is to construct a 2,400 sq. ft. drive-up restaurant) as part of a previously approved (and amended) site plan

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4

ACREAGE: 2.46 acres

ZONING DISTRICT: B-5

EXISTING LAND USE: Approved
Emergency Room

SURROUNDING LAND USE:
Commercial, Spaulding Turnpike, and Bellamy River

ZBA ACTION: None

PERMITS REQUIRED: None for this case

WAIVERS REQUESTED: None

ATTENDANCE:

Members:

Donna Benton, Planning
Elena Piekut, Zoning
Dave White, Engineering
Jim Maxfield, Inspection Services
Sgt. Marn Speidel, Police
Dan Barufaldi, Economic Development
Frank Torr, Planning Board

Others:

Chad Kageleiry, Owner
Steve Haight, Engineer
Chris Parker, Planning
Assistant Chief Paul Haas, Fire
Kim Hazarvartian, Traffic Engineer

PLAN REVIEW:

Planning Comments:

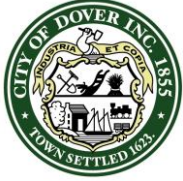
- Water and Sewer Investment fees
- Impact fees
- Discuss traffic study
- Please revise application to include:
 - Documentation from Eversource
- Please revise plan set to:
 - Add "Do Not Block Intersection" Signage and pavement markings
 - Drive through hours per the regulations
 - Stacking signage
 - Fix the spelling of amended
 - Include site layout plan with order board

Police Department Comments:

- Length of queue for drive-thru (7 cars) is insufficient and will choke up the site entrance during peak
- Where is the order board for the drive-thru
- Provide markings for the Southbound left turn lane for Charles Street approach
- Applicant – not City - should design and install DO NOT BLOCK INTERSECTION signs and pavement markings per TAS-2 conclusion
- Provide physical barrier to preclude pedestrian cut-through movements in the lot – particularly from DMS/DHS students after school
- What is the purpose of "proposed bituminous apron"?

Fire/Inspections Comments:

- Sheet 4 note 4 indicates FDC location, please show on building.
- Sheet 4 note 19, change building inspector to Building Official
- Sheet 4 note 22, add RSA language RSA 155-A:5
- Sheet 4 Clarify how accessible route from accessible parking spaces will maintain a clear and unobstructed route.
- Discuss an effective no stacking policy with effective site signage.



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P16-24B

Application Type: Site Plan Review
Applicant(s): Summit Land Development
Owner(s): 7 South LLC
Location: 14 Central Ave (Tax Map 15, Lot 4)
Date: February 28, 2019

Engineering Comments:

- Install a do not block intersection where it turns into the Dunkin drive thru

Economic Development Comments:

- Would like to see accurate renderings

Planning Board Comments:

- Concerned about traffic
- Would like to see streetscape

Next Steps:

Ask Dunkin for an accurate rendering and streetscape. Provide 12 11x17s, and 3 full size, one pdf of plans March 12 meeting along with 15 copies of any other materials including amendment application and traffic memo by March 5. Staff memo will be based off of these TRC plans.

Motion to adjourn TRC at 1:33pm by D.White and seconded by J.Maxfield. Vote: U/A



CITY OF DOVER, NEW HAMPSHIRE MASTER PLAN

2019 Update on Recommendations

Executive Summary

2009 - 2019 MASTER PLAN RECOMMENDATIONS

Executive Summary

Department of Planning and Community Development

City of Dover, New Hampshire

288 Central Avenue; Dover, NH 03820

Phone 603.516.6008 • Fax 603.516.6049

<http://www.dover.nh.gov/government/city-operations/planning/>

Facebook: <https://www.facebook.com/DoverNHPlanning>

Twitter: @DoverNHPlanning

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INTRODUCTION

Over the past decade, the City of Dover has undertaken a comprehensive recalibration of its Master Plan efforts. City staff reprioritized the Master Plan from a once in five to ten year project to an ongoing project. This recalibration ensures that the Master Plan is Dover's strategic plan impacting policy and development.

Evolution is part of the Master Plan process, in 2012 staff retained a consultant to develop a stand-alone Vision Chapter. This chapter lays out the framework for development of subsequent chapters, and is named "Dover 2023" to capture the look and feel Dover might have at 400 years old. Included in the chapter was extensive public participation opportunities, including citywide and neighborhood based public forums, as well as survey work and other traditional and nontraditional outreach.

As of March 2018 the Coastal Management/Climate Adaptation Chapter has been adopted by the Planning Board, following on the heels of a Stewardship Chapter, 2017. In 2019 – 2020, staff will work with the Planning Board and consultants to develop a Community Facilities/Utilities Chapter, create a new Arts Chapter, and update the Community Development Block Grant Consolidated Plan.

Throughout the process, the City is fortunate to have dedicated citizens to serve on the Planning Board and volunteers to serve on the Master Plan Committees that assist in the preparation and review of each chapter. Below you will find a list of each of the members of the Master Plan Committees, with the chair's name in bold.

Visioning Robert Carrier Dana Lynch Jack Mettee Jan Nedelka Anne Ross Kirt Schuman Alison Webb	Land Use Analysis Gina Cruikshank Robert Paolini Fergus Cullen Norm Fracassa Marcia Gasses Jerry Reese	Transportation Matt Hanson Dana Lynch Jon Niehof Moe Olivier Lee Skinner Eric Swanson Daniel Toland	Stewardship of Resources Robert Carrier Elizabeth Goldman Cora Quisumbing-King David Landry Otis Perry Alison Webb Lindsey Williams
Climate Adaptation Bill Baber Anna Boudreau Malone Cloitre Marcia Gasses Haley Harmon Jan Nedelka John Peterman Cora Quisumbing-King Tom Thompson	Conservation & Open Space Thomas Fargo William Hunt Anne Kotlus Barbara Lehocky Lee Skinner Dorothy Wagner Samuel Chouinard	Recreation Robert Carrier Ronald A. Cole Cova Greig Carrie Keech Jan Nedelka Diana Schuman Kirt Schuman Brian Wilson	Community Facilities and Utilities Donald Andolina Bill Boulanger William Colbath Tom Humphrey David Landry Paul Vlaisch

This document contains the goals, and adoption date for each chapter and reviews results to date. This is part of an annual review of the Dover's Strategic Planning process. The data contained herein is a snapshot of the progress made in creating the community Dover residents envision and is the work of many volunteers led by the City Council, Planning Board and other policy makers, with the support of the City Manager and staff.

Implementation Table Key

For newer chapters, there is an implementation table created. It contains the following information. As chapters are updated/rewritten, all will follow this format.

① Action Type

There are four action types, including:

- Outreach and Engagement
- Studies and Initiatives
- Operations, Policies, and Procedures
- Regulatory

② Action Item

③ Climate Topic

There are six climate topics, including:

WAQ: Water Availability and Quality

HS: Health and Safety

F: Food

E: Energy

I: Infrastructure

NR: Natural Resources

④ Interplay Among Other Climate Topics

Overlap between the six climate topics referenced above

⑤ Priority

There are four priority rankings, including:

Ongoing: On-going: Actions which are continuous or already being carried out

Immediate: Actions which should be undertaken in 1–2 years

Short: Actions which should be undertaken in 3–5 years

Long: Actions which will take more than 5 years to initiate and complete

⑥ Responsible Party

The identified party or municipal department that is the acting or responsible body to implement that action item

⑦ Chapter Reference

The location within the chapter where additional information and details about that action item can be found

	①	②	③	④	⑤	⑥	⑦			
Climate Adaptation Chapter – Implementation Strategies										
Action Items	Climate Topic	Interplay Among Other Climate Topics						Priority	Responsible Party	Chapter Reference
	WAQ	HS	F	E	I	NR				
Outreach and Engagement										
1	Encourage residents to implement water efficiency practices and conservation techniques by educating them on their water usage statistics, potential water supply issues, and the benefits of participating in water audits.	WAQ	X	X		X	X	X		Pgs. 12-13
2	Encourage private well owners in vulnerable areas to test their water annually for salinity levels from saltwater intrusion and road salt.	WAQ	X	X						Pg. 17
3	Support efforts to provide education on the health-related impacts associated with poor air quality to targeted populations living with chronic diseases.	HS		X						Pg. 19
4	Develop an action plan to effectively communicate alerts and provide comprehensive measures that can be taken during emergency events aimed at vulnerable populations, as well as conduct outreach about local emergency preparedness and response plans and evacuation protocols.	HS	X			X	X			Pgs. 17-22
5	Provide information about vector and vector-borne diseases to the public, offer tips on how residents can protect themselves with a focus on children in the school district.	HS		X						Pgs. 20-21
6	Use widely visible public spaces, such as Hester Law Park, as opportunities to provide education on climate change impacts (e.g. sea-level rise).	HS	X	X				X		Pgs. 1-3
7	Partner with groups such as the NH Food Alliance and Seacoast Local to promote the distribution of fresh local food, provide agricultural awareness and education programs in schools, and support and stage youth farming efforts.	F	X		X			X		Pg. 24-26
8	Promote clean waste activities to maintain and improve aquaculture opportunities such as shellfish and seaweed harvesting, and other fisheries.	F	X	X	X		X	X		Pgs. 26-27
9	Develop outreach materials that highlight the success and energy cost avoidance of the Johnson Control Inc. project, and encourage the City to participate in similar projects in other publicly-owned buildings.	E				X	X			Pgs. 30
10	Promote programs that provide opportunities for low-income and other vulnerable populations/groups to have access to affordable and renewable energy sources, as well as support the improvement of the City's alternative transportation and pedestrian options.	E		X		X	X			Pgs. 32-33
11	Provide education and outreach materials on distributed power generation opportunities at the municipal level to encourage the City to increase independence and resilience against growing energy challenges.	E				X	X			Pg. 34

Climate Topics

WAQ: Water Availability and Quality
HS: Health and Safety
F: Food

E: Energy
I: Infrastructure
NR: Natural Resources

Priority

Charging: Actions which are cost-prohibitive or clearly being resisted out immediately. Actions which should be undertaken in 1-2 years.
Short: Actions which should be undertaken in 3-5 years.
Long: Actions which will take more than 5 years to initiate and complete.

DRAFT 12.18.2017

The Status column uses the following terminology:

Completed Year:

To Be Reviewed:

**Not Recommended:
Year, Board**

Ongoing:

In Progress (Year):

Indicates the year completed
This recommendation has not been considered yet.
Recommendation was not implemented, the year and who decided
The recommendation has been implemented and is not one with a completion date. –
The recommendation is underway, with tentative completion date

VISION

Adopted August 28, 2012

During the winter of 2012, the Community began anew the Master Plan work, which will culminate in a new cycle for Master Plan work in Dover. The document produced, the Visioning Chapter, was the culmination of more than five months of extensive public outreach efforts and public input at nine community and neighborhood meetings, twenty-four small group discussion sessions with more than one hundred and fifty people attending. The results of these efforts present a very compelling and expansive statement of what Dover residents would like the City to become in the year 2023, when the City is celebrating the 400th anniversary of its first settlement.

The Dover 2023 Vision includes three main components:

1. The Vision Statement: Eight characteristics that describe what the community wants to possess in the year 2023
2. Vision Themes describe the Vision Statement in eight functional categories that are further detailed in:
3. Forty-nine vision Elements that explain in considerably more explicit terms how the vision can be accomplished.

The Vision statement (Section 5) states:

When Dover celebrates its 400th anniversary in 2023 it will be a dynamic community with an outstanding quality of life because it has achieved the following interconnected characteristics:

- Residents celebrate safe, family friendly neighborhoods, a strong sense of community and an excellent school system.
- The historic downtown is alive with a wide variety of retail, dining, entertainment, cultural opportunities and a mix of housing choices that make it the vibrant focal point of the community.
- Municipal government and schools are run effectively and efficiently with full transparency, resulting in high quality services, well maintained buildings and infrastructure, a great recreation system and a competitive property tax burden.
- The community is fully served by public transportation and is very accessible for walking, bicycling and persons with disabilities.
- Vehicular traffic volumes and speeds are well managed.
- Dover attracts and retains stable, well-paying employers because it is business friendly and has a high quality of life.
- Rural character is preserved and well designed development is encouraged in and around the downtown core and waterfront.
- Enhanced environmental quality and sustainability are actively pursued and inherent in all the City's activities.

LAND USE ANALYSIS RECOMMENDATIONS

Adopted February 24, 2015

Themes and Vision:

Included in the 2012 Vision chapter was an implementation matrix suggesting how Vision elements should be reviewed by the community within the Land Use chapter of the Master Plan. This implementation matrix was used to frame the discussion of this chapter. To encourage neighborhoods to build a sense of community.

- Promoting and supporting the city's diversity of ages, incomes and origins.
- Keeping Dover an affordable place to live.
- Maintaining Dover's state of the art medical facilities and its status as a regional medical center.
- Facilitating a balanced supply of safe and attractive housing for individuals and families of all incomes.
- Downtown – A vibrant and inviting family friendly, pet friendly, walkable focal point for the entire community.
- Preserve natural resources: water, watershed, air, farmland (aquifer conservation and filtration), and a working waterfront.
- High quality, low impact growth and development that preserves the city's more rural areas and focuses commercial activity in and around the urban core
- Mixed use development wherever appropriate.
- Planning and development regulations include architectural standards that preserve and safeguard the historic and architectural quality of Dover's historic buildings, downtown and neighborhoods.
- Underground utilities in new construction wherever it is feasible.
- Growing the leading edge and innovative economic base and continuing to provide more and better paying jobs including opportunities in the science, high tech and "green industry" fields.
- The development of new business parks consistent with the Dover 2023 vision.

Recommendations and Implementation Plan –Land Use Analysis

Land Use

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Land Use Goal	<i>Build a sustainable community that allows for modest growth of residential, commercial and industrial development compatible with Dover's historic urban and rural character.</i>				
Objective LU 1	Make Dover's downtown a vibrant and livable focal point for the city and region that is alive with a wide variety of retail, dining, entertainment, cultural opportunities and a mix of housing choices.			<i>Vision Bullet #2, page 3</i>	
LU 1.1	Redevelop the city-owned Cochecho waterfront parcel through a public-private partnership with a mix of uses that is consistent with the goals and elements of the 2005 Waterfront Charrette.	Short	Cochecho Waterfront Development Advisory Committee, DHA, City Council	Pages 24 & 29	In Progress (2021)
LU 1.2	Actively encourage development and redevelopment of the urban core through regulatory and non-regulatory means. Such development should provide opportunities for a mix of retail, office, service and residential uses.	Immediate and ongoing	Planning Department	Vision Action Bullet #5, page 4	Ongoing
LU 1.3	Forge public-private partnerships to redevelop vacant or underutilized city owned parcels	Immediate and ongoing	Planning Department	Vision Action Bullet #5, page 4	Ongoing
LU 1.4	Adopt regulations including architectural and landscape design standards to ensure quality, historically appropriate building design.	Short	Planning Board	Vision Action Bullet #9, page 5	In Progress (2019)
Objective LU 2	Enhance the quality of Dover's natural environment by ensuring long-term protection, conservation and resiliency of its ecological and water resources, shorelines, open space, and wildlife.			Vision Action Bullet #5, page 4	
LU 2.1	Explore various options (urban growth boundary, conservation easement acquisitions, density transfer credits, etc.) for preserving the remaining rural areas of the community.	Short	Planning Board, Conservation Commission	Vision Action Bullet #7, page 4	Ongoing
LU 2.2	Revise regulations to ensure that low impact storm water facilities, natural resource protection, and other ecological approaches to land use change are required through development review.	Short	Planning Board, Conservation Commission	Page 26	Completed 2016

Recommendations and Implementation Plan –Land Use Analysis

Goal/Action		Priority	Responsibility	Chapter Reference	Status
LU 2.3	Revise regulations to add incentives to use certified high performance green buildings.	Short	Planning Board	Page 27	In Progress (2019)
LU 2.4	Review subdivision regulations and revise tools to guide land use change in rural areas to continue clustering of new development at higher densities.	Short and ongoing	Planning Board, Conservation Commission	Vision Action Bullet #7, page 4	Completed 2018
LU 2.5	Create a provision in the subdivision regulations that requires a minimum of a pedestrian connection between developments to improve transportation options and reduce vehicle trips.	Short and ongoing	Planning Board	Page 25	In Progress (2018)
LU 2.6	Continue the identification and purchase of conservation easements and fee title on properties with critical natural resources.	Ongoing	Conservation Commission and Open Lands Committee	Pages 27 & 29	Ongoing
LU 2.7	Review the recommendations related to climate change adaptation from the New England Climate Adaptation Project reports and any subsequent efforts and incorporate, where appropriate, action items.	Ongoing and short	Planning Board, City Council, Community Services	Page 27	Ongoing
Objective LU 3	Encourage multi-modal transportation options that are integrated with Dover's land use program and policies			Vision Action Bullets #4 & 5, page 5	
LU 3.1	Implement the recommendations from the Downtown Pedestrian and Vehicular Access and Streetscape Study for transportation infrastructure and streetscape improvements in the downtown	Short, intermediate, and long	City Council	Page 7	In Progress (2021)
LU 3.2	Implement the new complete streets/green streets policy in the Dover to encourage multi-modal designs and low impact development stormwater solutions.	Short and intermediate	Planning Department and Community Services	Pages 25 & 26	Completed 2018

Recommendations and Implementation Plan –Land Use Analysis

Economic Development

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Economic Development Goal	Dover attracts and retains stable, well-paying employers because it is business friendly and has a high quality of life.				
Objective ED 1	Grow an innovative economic base that attracts and retains stable employers that contribute to a high quality of life.			<i>Vision Bullet #6, page 3</i>	
ED 1.1	Continue to work closely with existing and potential new employers who will provide stable, quality jobs to Dover area residents.	Ongoing	DBIDA	Vision Action Bullet #11, page 5	Ongoing
ED 1.2	Investigate ways to grow the City's economic base utilizing existing and new office/industrial spaces that are appropriately located and consistent with the master plan vision for Dover.	Ongoing	DBIDA	Vision Action Bullet #12, page 5	Ongoing
ED 1.3	Investigate redevelopment options for the existing industrial park areas. This would include the Pre-1990s parks Crosby Road, Industrial Park Drive, Sumner Drive, and Progress Drive.	Intermediate	DBIDA	Pages 23, 24, & 29	In Progress (2019)
ED 1.4	Identify sites and construct new business/industrial parks as market demand dictates.	Ongoing	DBIDA	Vision Action Bullet #12, page 5	In Progress (2019)

Recommendations and Implementation Plan –Land Use Analysis

Housing

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Housing Goal	Provide opportunities for a balanced supply of safe, affordable and attractive housing for individuals and families of all ages and incomes.				
H 1.1	Work with the Dover Housing Authority and others to track housing inventory to be sure there are enough units to continue to meet Dover’s housing needs.	Ongoing	Dover Housing Authority and Planning Department	Vision Action Bullet #2, page 4	In Progress (2020)
H 1.2	Establish partnerships with developers to provide creative regional solutions which promote a diversity of housing development that keeps pace with changes in population and job growth.	Short	Planning Department	Vision Action Bullet #2, page 4	Ongoing
H 1.3	Develop educational material for advocacy about regional housing issues.	Short	Planning Department	Vision Action Bullet #2, page 4	In Progress (2019)
H 1.4	Encourage in-fill development and adaptive re-use projects that incorporate a residential component.	Ongoing	Planning Board and DBIDA	Pages 19, 20 & 29	Ongoing
H 1.5	Consider density bonuses for small homes (below 1,000 square feet) and other innovative tools.	Short	Planning Board	Pages 19 & 20	Completed 2018

Recommendations and Implementation Plan –Land Use Analysis

Energy

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Energy Goal	Build a sustainable community for current and future generations of Dover residents.				
EN 1.1	Consider providing incentives for developments that propose energy conservation measures.	Short	Planning Department	Page 25	To Be Reviewed
EN 1.2	Promote sustainable development through the city's use of recycled materials, Energy Star rated products, and sustainable building materials.	Short	City Purchasing	Page 25	To Be Reviewed
EN 1.3	Encourage the use of local suppliers to minimize fuel costs and pollution and promote local job creation.	Intermediate	City Purchasing	Page 25	To Be Reviewed
EN 1.4	Encourage federal, state and regional efforts to increase infrastructure capacity for energy supply, including pipelines for natural gas.	Intermediate	City Council	Page 25	To Be Reviewed
EN 1.5	Develop an alternative energy ordinance to encourage use of alternate sources of energy, such as solar power.	Intermediate	Energy Commission and Planning Department	Page 25	In Progress (2019)

TRANSPORTATION RECOMMENDATIONS

Adopted August 23, 2016

Themes and Vision:

The Vision Chapter presents a transportation theme that states: Dover has an excellent and fully interconnected transportation system for pedestrians, bicyclists, motor vehicles and a public transportation system that is supportive of, and responsive to, new technology and continuous improvement.

This theme is further articulated and defined by the transportation elements presented below. These elements were ranked by priority through the visioning process, with the first being the most important. They are:

1. A walkable community complemented by citywide pedestrian, bicycle, and wheelchair-accessible features
2. A public transit system that services the entire community
3. Traffic-calming measures to manage speed and “pass through” traffic in the downtown and neighborhoods
4. Physical and directional signage improvements designed to facilitate legal, safe traffic flow for vehicles and pedestrians throughout the City

The Transportation Chapter of the Master Plan is intended to identify the transportation actions needed for the next 10 years to realize the City’s transportation vision. Therefore, the transportation theme and elements are the foundation from which the Transportation Chapter recommendations were derived.

Recommendations and Implementation Plan –Transportation

Connectivity (C)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Goal	Dover provides an attractive, integrated transportation network that supports and promotes pedestrian, bicycle, and public transit travel throughout the City.				
Objective C 1	Build and maintain attractive infrastructure that accommodates pedestrians and connects neighborhoods.				
Action C 1.1	Conduct a citywide existing conditions sidewalk inventory and establish a sidewalk asset management plan that will be used to set annual sidewalk budgets and set priorities for implementation into the CIP.	Immediate	Transportation Advisory Commission	Pg. 18-22	In Progress (2018)
Action C 1.2	Use the sidewalk asset management plan to target the construction of sidewalk that connects people to land use (such as connecting the Dover Transportation Center to the downtown or connecting neighborhoods to the Community Trail and other recreational facilities).	Long	Planning and Community Services	Pg. 20	To Be Reviewed
Action C 1.3	Construct sidewalks to connect densely populated areas to the existing sidewalk network and public transit service.	Short	Community Services	Pg. 21-22	To Be Reviewed
Action C 1.4	Utilize existing easements (if allowed) and/or open space parcels to build new off-road pedestrian and bicycle paths between existing neighborhoods.	Ongoing	Community Services	Pg. 23-24	To Be Reviewed
Action C 1.5	Continue to be persistent in pursuing funds from sources such as Federal Transportation Alternative Program (TAP) and Congestion Mitigation and Air Quality (CMAQ) improvement programs. Successful funding of these types of projects will continue to allow Dover to keep the mix of transportation improvements balanced, with due attention given to the lesser utilized modes of transportation such as bicycle and pedestrian. The City should prioritize its applications through the local TIP process and develop no more than three solid, well-supported applications in each funding cycle. It should also be prepared to advocate and present on behalf of those applications before the State selection	Ongoing	Planning	Pg. 4	Ongoing

Recommendations and Implementation Plan –Transportation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action C 1.6	The City, through its Commissioners and staff, should remain actively engaged in the Strafford Regional Planning Commission and should clearly and actively advocate for the interests of Dover and the Seacoast region of the state.	Ongoing	Planning Board and Planning	Pg. 4	Ongoing
Objective C 2	Expand transit service and improve transportation facilities to attract more users.				
Action C 2.1	Investigate the potential to expand COAST transit service to cover the densely populated neighborhood of Spruce Lane/Garrison Road/Back River Road and construct other supporting elements.	Long	Planning	Pg. 25	To Be Reviewed
Action C 2.2	Install new, comfortable bus shelters to encourage more ridership.	Short	Planning and Community Services	Pg. 25-29	In Progress (2019)
Action C 2.3	Construct sidewalk (or alternative, such as a widened shoulder) on primary roadways within the 10-minute walk distance of bus service that currently have no pedestrian accommodations.	Long	Community Services	Pg. 17-18	To Be Reviewed
Action C 2.4	Consider supply strategies such as preferential parking for carpools. Measures such as these have no infrastructure cost associated yet can have a positive impact on the availability of parking through the more efficient use of existing supply. Areas for investigation should include Spaulding Turnpike Exits 7 and 8, and at the Dover Ice Arena.	To Be Reviewed	Transportation Advisory Commission	Page 5	To Be Reviewed
Objective C 3	Provide a bicycle network that is integrated into the City's transportation system.				
Action C 3.1	Prepare a citywide bike plan that identifies existing gaps, determines recommended routes with specific treatments and amenities, and establishes an implementation strategy, including the location and supply of bike racks.	Immediate	Planning	Pg. 23	In Progress (2019)
Action C 3.2	Seek opportunities to connect bicycle routes to the community trail.	Short	Planning	Pg. 23	In Progress (2020)
Action C 3.3	Evaluate and implement bike routes via formal lanes or sharrows on the more heavily used City streets.	Short	Transportation Advisory Commission	Pg. 23	In Progress (2019)
Action C 3.4	Evaluate and implement recreational bike loops via sharrows.	Short	Transportation Advisory Commission	Pg. 23	To Be Reviewed

Recommendations and Implementation Plan –Transportation

Traffic Calming (TC)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Goal	Dover's streets are well-directed and well-managed in an environment that supports and enhances the most desirable characteristics of the downtown and the City's residential neighborhoods.				
Objective TC 1	Transform mobility through the City via Complete Streets and streetscape efforts to create an inviting and vibrant community for all modes of travel.				
Action TC 1.1	Implement the Preferred Alternative of the 2015 Downtown Dover Pedestrian and Vehicular Access and Streetscape Plan.	Short	Planning	Pg. 4,30	In Progress (2021)
Action TC 1.2	Adopt regulations that create access management overlay districts for the four corridors identified.	Short	Planning Board	Pg. 30	To Be Reviewed
Action TC 1.3	Complete traffic calming studies and implement recommendations for the eight corridors identified.	Ongoing	Planning and Community Services	Pg. 31	To Be Reviewed
Action TC 1.4	Program and fund streetscape/reconstruction projects identified.	Short	Planning Board and City Council	Pg. 31-32	Ongoing
Action TC 1.5	Establish a wayfinding and signage program for the downtown that can implemented in phases.	Short	Planning	Pg. 34	In Progress (2020)
Action TC 1.6	Design a new street network on the riverfront property that is in scale with the historical street design if the city, focused on livable streetscapes and constructed with a first class sidewalk system.	Short	Planning	Pg. 5	In Progress (2020)
Action TC 1.7	Provide full accommodation in the design for the planned Dover Downtown trolley system including pullouts and integral bus shelter center.	Intermediate	Planning and Community Services	Pg. 5	To Be Reviewed
Action TC 1.8	Implement improvements to Henry Law Avenue, including full sidewalks and reconstruction of the street to accommodate all users in a speed-controlled setting using cost-effective, appropriate traffic calming techniques.	Long	Community Services	Pg. 5	In Progress (2023)

Recommendations and Implementation Plan –Transportation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action TC 1.9	City should pursue an easement from Hannaford's to eliminate Merry Street.	Intermediate	Planning and Community Services	Pg. 5	In Progress (2018)
Objective TC 2	City streets are posted with speed limits that are appropriate and consistent with the character of the existing environment.				
Action TC 2.1	Adopt a formal policy for posting speed limits on City streets by 2018.	Intermediate	Transportation Advisory Commission and City Council	Pg. 31, 33	To Be Reviewed
Objective TC 3	The City capitalizes on opportunities to implement connectivity and traffic calming measures through on-going annual City projects and maintenance.				
Action TC 3.1	Implement a policy that evaluates the possibility of restriping City Streets during the routine paving/maintenance to incorporate bike lanes or sharrows before the work is performed.	Immediate	Community Services	Pg. 33-34	In Progress (2019)
Action TC 3.2	Implement a policy that considers the application of widened shoulders in lieu of formal sidewalks where safe and applicable.	Immediate	Community Services	Pg. 22-23	In Progress (2019)

Recommendations and Implementation Plan –Transportation

Technology (T)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Goal	Dover's transportation system utilizes advanced technology to promote safe and efficient multimodal mobility throughout the City and provides users with real-time travel and parking data to enhance convenience.				
Objective T 1	Dover is actively and continually building the components of a smart city.				
Action T 1.1	Establish a Transportation Technology Committee to explore and evaluate technology components that will advance Dover's transportation system, and develop a multimodal intelligent transportation infrastructure plan (MITIP).	Intermediate	Planning	Pg. 35	To Be Reviewed
Action T 1.2	Prioritize and implement action items that result from the MITIP.	Intermediate	Planning	Pg. 35	To Be Reviewed
Action T 1.3	Continue to work with State government in adopting regulations that allow the use of bus prioritization in urban areas.	Ongoing	Planning	Pg. 35	Completed 2017
Action T 1.4	Work with COAST to implement technology such as NextBus to provide real time data of bus arrivals for riders.	Short	Planning	Pg. 30, 35	Ongoing
Objective T 2	Dover is ready and prepared to be responsive in the event of unanticipated major traffic incidents.				
Action T 2.1	Develop incident management plans that are ready for immediate implementation as needed to address unanticipated traffic events in the City.	Long	Police Department	Pg. 36	To Be Reviewed
Action T 2.2	Establish an annual meeting where those responsible for the implementation and execution of plans (emergency responders and other City officials) review its components and update it accordingly.	Long	Fire Department	Pg. 36-37	To Be Reviewed

STEWARDSHIP OF RESOURCES RECOMMENDATIONS

Adopted February 14, 2017

Themes and Vision:

Dover's creation of this Chapter of the Master Plan is intended to illustrate how the network of resources within the community are interconnected. Traditionally, these resources and the issues related to them have been inventoried and presented in individual chapters. By integrating them in one chapter, a systems approach is taken to better understand the many ways our resources affect each other, identify potential stewardship actions that have implications for several resources, and recommend cost-effective initiatives that will preserve Dover's unique character. This integrated approach also presents an opportunity to explore how these diverse resources and related issues contribute to the Vision of Dover as a dynamic community with an outstanding quality of life.

Recommendations and Implementation Plan –Stewardship of Resources

Outreach and Education

		Interplay among Topics									
	Action	NR	HC	NH	CM	E	SC	Priority	Responsible Party	Chapter Reference	Status
1	Develop an information sharing program focused on the importance of Dover's shared resources.	X	X	X	X	X	X	H	Planning	7	To Be Reviewed
2	Create opportunities for identifying and voluntarily protecting viewsheds and scenic road segments.	X	X					M	Conservation Commission & Open Lands	23	To Be Reviewed
3	Incentivize the conversion of impervious surfaces and implementation of low impact development stormwater management strategies through property owner action.	X	X	X	X	X	X	M	Planning Board	15	To Be Reviewed
4	Develop metrics for healthy ecosystem services. Set specific quality goals for water, air, soil, carbon sequestration, and other natural resources and support voluntary resident and business	X		X	X	X	X	L	Planning Board	16	To Be Reviewed
5	Provide education opportunities and assistance for property owners interested in placing their properties on the National Register of Historic Places or who want to protect and enhance their historic properties.		X				X	M	Heritage Commission	15	To Be Reviewed
6	Provide education, outreach, and incentives to encourage developers and homeowners to pursue energy conservation measures on their properties.	X				X		H	Energy Commission	15, 34	Ongoing

Recommendations and Implementation Plan –Stewardship of Resources

7	Review opportunities for an outreach and education campaign to increase awareness of how to protect against losses during severe weather events.	X		X	X		X	M	Fire Department & Media Services	15	In Progress (2019)
8	Explore opportunities for citizen feedback for some public meetings, particularly ones that are televised, using an online platform or other technology.						X	H	City Council & Media Services	28, 29	To Be Reviewed
9	Create a communication platform that identifies existing and new initiatives that build social capital.						X	M	City Council	28, 29	To Be Reviewed
10	Develop and support opportunities for K-12 and secondary education students to engage in Dover oriented projects.	X	X				X	M	Planning & SAU	28,29	Ongoing
Studies and Initiatives											
11	Investigate Class B dams with NH Water Resources Board and produce an assessment and report identifying policy actions needed.	X	X	X	X	X	X	M	Conservation Commission	31,34	To Be Reviewed
12	Create a Strategic Conservation Plan for Dover that uses multiple objectives such as natural resource protection, hazard mitigation, historic and cultural resources, social capital potential, sustainability and resilience.	X	X	X	X	X	X	H	Conservation Commission	15, 16	To Be Reviewed
13	Implement the use of tools that improve analysis and reporting of data gathered from energy audits and assessments for all municipal buildings, operations, and vehicles.	X				X	X	M	Energy Commission	32	In Progress (2019)
14	Identify and adopt a carbon limit and specific reduction strategies for City buildings and vehicles. Encourage similar actions by residents and businesses.	X				X	X	M	City Council & Energy Commission	28, 34, 35	In Progress (2019)

Recommendations and Implementation Plan –Stewardship of Resources

15	Support creation of a regional task force for exploring and making recommendations for harnessing tidal power for low carbon electrical generation.	X		X		X		L	City Council	34	To Be Reviewed
16	Create opportunities that promote best use of prime agricultural land.	X		X		X	X	H	Conservation Commission	15	To Be Reviewed
17	Support the continued collection and presentation of Dover's pre and post settlement history and culture through varied platforms such as memorials, walking tours and digital mediums.		X					M	Heritage Commission	18, 24	Ongoing
18	Support programs such as Scenic Byways or American Heritage Rivers.	X	X	X	X			M	City Council & Planning Board	24	To Be Reviewed
19	Promote opportunities for public, public/private and intergovernmental renewable energy generation.	X	X	X		X		M	Energy Commission	34	Ongoing
20	Strengthen regulations to protect wetlands in critical areas to buffer Dover from flooding, improve water quality, and support biodiversity.	X	X	X				M	Planning Board	36	To Be Reviewed
21	Create and adopt a climate resilience Master Plan chapter.	X	X	X	X	X	X	H	Planning Board	40, 41	Completed 2018
22	Support activities that reduce inland flood risks and potential infrastructure damage across the City.	X		X	X			M	City Council & Planning Board	40, 41	To Be Reviewed
23	Support continued water quality monitoring for all fresh and saltwater bodies.	X		X	X			H	City Council	43	To Be Reviewed

Recommendations and Implementation Plan –Stewardship of Resources

24	Support neighborhood improvement initiatives and incentives that promote social capital and community resilience.	X				X	X	M	City Council & Planning Board	28	To Be Reviewed
25	Complete the Berry Brook Project and use as a model for similar projects throughout the City.	X		X				H	City Council	36	In Progress (2020)
26	Support efforts to assess the health and well-being of the citizens of Dover to assure continued provision of appropriate support services.						X	M	City Council	29	To Be Reviewed
27	Encourage arts engagement and increased social capital through promotion of public art in both public and private spaces and through the creation of creative spaces such as makerspaces, community studio/education spaces, affordable artist housing, co-working spaces, shared kitchen spaces.		X				X	H	Arts Commission	35	In Progress (2019)
28	Support the development of a social capital working group that provides technical guidance to community based efforts and initiatives.						X	M	City Council	29	To Be Reviewed
Regulatory Changes											
29	Enhance existing stormwater management requirements to also create habitat and potential food production, reduce the heat island effect, improve air quality, meet recreational needs, supports opportunities for education, etc.	X		X	X	X		M	Planning Board	15, 36	To Be Reviewed
30	Develop regulations for an environmental and wildlife impact analysis for large development.	X		X	X			H	Planning Board	15	To Be Reviewed
31	Create development guidelines for the gateways into the City to protect their historic character and ensure that new development is consistent with this character.		X			X	X	H	Planning Board	23, 24	In Progress (2019)

Recommendations and Implementation Plan –Stewardship of Resources

32	Review, and update where necessary, regulations to ensure environmental quality and historically appropriate building design.	X	X	X		X		M	Board & Conservation	16	In Progress (2019)
33	Use nationally recognized codes and standards such as ICC and NFPA codes, explore the adoption of regulations and policies that achieve improved energy efficiency for buildings and developments.		X			X		H	Building Official	34	In Progress (2020)
34	Explore the creation of an ordinance to encourage use of renewable sources of energy.	X		X		X		M	Planning Board	34	In Progress (2020)
35	Identify opportunities to reduce regulatory and financial barriers to the implementation of renewable and alternative energy sources in all sectors of the community.	X				X		M	City Council & Planning Board	34	In Progress (2019)
36	Review and consider policies that promote the use of passive energy building practices and active solar orientation in new or renovated buildings.	X				X		M	Planning Board & Building Official	35	In Progress (2019)
37	Explore regulations that establish special assessment districts that allow commercial building owners to finance cash-positive energy-efficiency and renewable-energy projects.	X				X	X	M	City Council	34	To Be Reviewed
38	Explore the promotion of renewable energy system tax incentives.	X				X		M	City Council	34	To Be Reviewed
39	Explore the creation of regulatory language that guides the integration of landscaping, stormwater management, and other site elements in the site plan and subdivision regulations.	X		X				H	Planning Board	15, 41	Completed 2018
40	Review existing land use regulations, and develop as appropriate, methods to reduce heat-island effects.	X		X	X	X		L	Planning Board	15, 41	Completed 2018

Recommendations and Implementation Plan –Stewardship of Resources

41	Investigate the creation of a Stormwater Utility to fund the retrofitting of existing properties with low-impact development strategies that will address stormwater and flooding related issues.	X		X	X			H	City Council	15	To Be Reviewed
42	Review existing regulatory requirements and practices to determine if required riparian buffers are providing adequate protection from runoff and are maintaining sufficient natural cover adjacent to surface waters and wetlands, flood storage areas, and groundwater resources.	X		X	X			M	Conservation Commission	15, 36	To Be Reviewed
43	Create development standards that require the inclusion of opportunities for social or civic engagement within new development.		X				X	H	Planning Board	28, 29	To Be Reviewed
44	Create development review standards that address energy conservation.	X	X			X		H	City Council, Planning Board & Building	35	To Be Reviewed
City Operations, Policies and Procedures											
45	Maintain an accurate inventory of City trees and develop an “urban tree plan” that provides tree planting and removal guidelines.	X	X	X		X	X	M	Planning	15, 16	In Progress (2019)
46	Create more extensions of the community trail into natural environments.	X				X	X	H	Recreational Advisory Board	29	In Progress (2021)
47	Promote sustainable municipal operations and development practices through the implementation of strategies that support energy efficiency and the use of recycled or sustainable materials and products.	X				X	X	H	City Council	33, 34	Completed 2018

Recommendations and Implementation Plan –Stewardship of Resources

48	Update the vehicle replacement program to include strategies for a city vehicle fleet powered by alternative energy sources and considers public/private partnerships for develop of fueling/support facilities.	X		X		X		M	City Council	33, 34	In Progress (2020)
49	Investigate the use of off-grid or hybrid renewable energy systems for safety service agencies and emergency shelter locations.	X		X	X		X	M	City Council	33, 34	To Be Reviewed
50	Increase the dedicated funding source for land conservation and resilience-related projects.	X		X	X	X		M	City Council	15	Completed 2018
51	Review the City's culvert sizing and clearing policies to assure that they account for anticipated climate change related impacts.	X		X	CM			L	Community Services	37, 39	To Be Reviewed
52	Explore the use of CDBG funding to address Federal and State climate resilience objectives.	X	X	X				L	City Council & Planning	40, 41	In Progress (2019)
53	Incorporate sea level rise predictions and other climate change related impacts when planning infrastructure investments in Dover's Capital Improvement Program.	X	X	X	X			H	City Council	39, 40, 41	Completed 2017
54	Continue efforts to identify new drinking water sources and to protect both existing and potential sources.	X		X	X			H	City Council	15, 44, 45	Ongoing
55	Revisit Dover's non-metered water usage by residents/businesses and the possibility of creating a fee associated with this water usage that could be placed in a capital reserve for addressing stormwater management concerns.	X			X			M	Utilities Commission	15	To Be Reviewed
56	Investigate participation in the Community Rating System (CRS).	X		X	X			M	City Council	36, 39, 40	To Be Reviewed

CLIMATE ADAPTATION RECOMENDATIONS

Adopted February 27, 2018

Themes and Vision:

Dover has proactively understood that it has been and will continue to be confronted with a variety of coastal hazards associated with climate change, including flooding from storm surges and extreme precipitation. As an inland coastal community, the City is particularly susceptible to flooding in low-lying areas along the Bellamy River, the Piscataqua River, at the confluence of the Cochecho River and the Salmon Falls River, and along the shores of Little Bay.

This chapter examines climate change in a holistic way and offers progressive recommendations that inform future land use decisions in order to limit public and private risk and vulnerability. The specific areas reviewed and discussed include:

- Water availability and quality
- Health and safety
- Food
- Energy
- Infrastructure
- Natural Resources

Recommendations and Implementation Plan –Climate Adaptation

Action Items		Climate Topic	Interplay Among Other Climate Topics						Priority	Responsible Party	Chapter Reference	Status
			WAQ	HS	F	E	I	NR				
Outreach and Engagement												
1	Encourage residents to implement water efficiency practices and conservation techniques by educating them on their water usage statistics, potential water supply issues, and the benefits of participating in water audits	WAQ	X	X		X	X	X	O	Utilities Commission	Pgs. 12-13	To Be Reviewed
2	Encourage private well owners in vulnerable areas to test their water annually for salinity levels from saltwater intrusion and road salt	WAQ	X	X					S	Community Services Department	Pg. 17	To Be Reviewed
3	Support efforts to provide education on the health-related impacts associated with poor air quality to targeted populations living with chronic diseases	HS		X					L	Health Committee	Pg. 19	To Be Reviewed
4	Develop an action plan to effectively communicate alerts and provide comprehensive measures that can be taken during emergency events aimed at vulnerable populations, as well as conduct outreach about local emergency preparedness and response plans and evacuation protocols	HS		X		X	X		S	Fire and Rescue	Pgs. 17-22	To Be Reviewed
5	Provide information about vectors and vector-borne diseases to the public, offer tips on how residents can protect themselves with a focus on children in the school district	HS		X					L	Health Officer	Pgs. 20-21	To Be Reviewed
6	Use widely visible public spaces, such as Henry Law Park, as opportunities to provide education on climate change impacts (e.g. sea-level rise)	HS	X	X				X	I	Planning	Pgs. 1-3	Completed 2019
7	Partner with groups such as the NH Food Alliance and Seacoast Local to promote the distribution of fresh local food, provide agricultural awareness and education programs in schools, and support and align with existing efforts	F	X		X			X	S	Energy Commission	Pg. 24-26	To Be Reviewed
8	Promote clean water activities to sustain and improve aquaculture opportunities such as shellfish and seaweed harvesting, and other fisheries	F	X	X	X		X	X	S	Planning Department	Pgs. 26-27	To Be Reviewed
9	Develop outreach materials that highlight the success and energy cost avoidance of the Johnson Control Inc. project, and encourage the City to participate in similar projects in other publically owned buildings	E				X	X		I	Energy Commission	Pgs. 30	In Progress (2019)
10	Promote programs that provide opportunities for low-income and other vulnerable populations/groups to have access to affordable and renewable energy sources, as well as support the improvement of the City’s alternative transportation and pedestrian options	E		X		X	X		S	Utilities Commission	Pg. 32-33	To Be Reviewed
11	Provide education and outreach materials on distributed power generation opportunities at the municipal level to encourage the City to increase independence and resilience against growing energy challenges	E				X	X		S	Energy Commission	Pg. 34	Ongoing

Recommendations and Implementation Plan –Climate Adaptation

Action Items		Climate Topic	Interplay Among Other Climate Topics						Priority	Responsible Party	Chapter Reference	Status
			WAQ	HS	F	E	I	NR				
12	Provide education and outreach materials on flood management options to homeowners and private businesses that have been identified as located in vulnerable areas	I		X			X		I	Zoning Admin	Pgs. 34-36	To Be Reviewed
13	Provide information to residents on the potential adverse impacts of pesticide use on native habitats	NR		X	X			X	L	Community Services Department	Pgs. 47-49	Ongoing
14	Promote the yearly king tide photo event to raise awareness on rising sea levels in local vulnerable areas, and encourage municipal staff and residents to participate	I		X			X	X	I	Planning Department and Media Services	Pgs. 34-35	To Be Reviewed
Studies and Initiatives												
15	Research ongoing efforts and investments in water-saving technology, and promote the widespread use of rain gardens and rain barrels	WAQ	X		X	X	X	X	I	Utilities Commission	Pgs. 12-13	To Be Reviewed
16	Identify opportunities to increase groundwater recharge levels around existing aquifers and wellhead protection areas	WAQ	X					X	I	Conservation Commission	Pg. 12-13	To Be Reviewed
17	Identify potential vulnerable areas to extend municipal water infrastructure	WAQ	X				X		S	Planning Department	Pg. 17	To Be Reviewed
18	Explore feasibility and benefits of water efficiency rebate programs for residential and business customers	WAQ	X			X			S	Planning Department	Pgs. 12-13	To Be Reviewed
19	Ensure land use regulations encourage the use of green roofs or rooftop gardens	HS	X	X	X	X	X	X	L	Planning Department	Pgs. 17-19	In Progress (2019)
20	Support effective and cost efficient ways to manage vector populations with natural controls	HS		X				X	L	Fire Department	Pgs. 20-21	To Be Reviewed
21	Support the existing farmers' market, as well as identify a series of potential locations for future community gardens that offer ease-of-use and accessibility	F			X				I	Economic Development Department	Pg. 22-24	In Progress (2019)
22	Investigate the feasibility of implementing a food composting pilot program at Public Works to determine public interest in food waste composting and obtain insight into operational adjustments when collecting food waste, as well as partner with existing residential compost programs to offer curbside pick up	F			X		X	X	L	Planning and Community Services Departments	Pgs. 22-23	In Progress (2019)

Recommendations and Implementation Plan –Climate Adaptation

Action Items		Climate Topic	Interplay Among Other Climate Topics						Priority	Responsible Party	Chapter Reference	Status
			WAQ	HS	F	E	I	NR				
23	Explore the feasibility of installing solar panels on multiple City-owned building, the adaptive reuse of existing brownfields/Superfund sites for solar arrays	E				X	X		O	Energy Commission	Pg. 33	Ongoing
24	Use both the C-RiSe and New England Climate Adaptation Project reports as guides to conduct assessments on vulnerable infrastructure due to climate change	I	X	X			X	X	S	Planning and Community Services Departments	Pgs. 36-41 & 51-52	Ongoing
25	Explore funding opportunities to run a groundwater flow model of groundwater rise, and develop a series of mitigation actions	I	X	X			X	X	I	Planning Department	Pgs. 17 & 37-38	To Be Reviewed
26	Work with the Dover Housing Authority, as well as private developers, to ensure they are considering climate change related impacts into their long-term planning initiatives	I		X			X		L	Planning Department	Pgs. 34-36	Ongoing
27	Coordinate with utility companies to evaluate distributed energy sources and to conduct a vulnerability analysis on electrical utilities that have been identified in the C-RiSe report to develop recommendations for potential upgrades	I		X		X	X		L	Community Services Department	Pg. 31 & 41	To Be Reviewed
28	Conduct an annual risk assessment to monitor dry conditions and landscape changes to determine if the threat of significant wildland fire has been raised, and if so – develop a wildland response plan accordingly	NR	X	X			X	X	L	Fire Department	Pgs. 31 & 43-47	To Be Reviewed
29	Consider the importance of natural systems when making decisions on infrastructure projects that propose a hardened shoreline and encourage options that protect existing salt marsh habitat and allow for future migration with potential sea-level rise	NR	X				X	X	L	Planning and Community Services Departments	Pgs. 51-52	To Be Reviewed
Operations, Policies, and Procedures												
30	Consider installing or upgrading renewable cooling resources and technologies when significant improvements are made to public or municipally-owned buildings	HS		X		X	X		S	Fire Department	Pgs. 17-19	To Be Reviewed
31	Incorporate additional trees and native vegetation, while also preserving mature trees, into the downtown landscape and other City-owned properties in order to help lower surface and air temperatures by providing shade	HS	X	X		X		X	I	Planning and Community Services Departments	Pgs. 17-19	In Progress (2021)
32	As new industry guidance on vector borne diseases emerges from EMS and the CDC, ensure that emergency responders update their training as part of the required two-year continuing education cycle	HS		X					S	Police and Fire Departments	Pgs. 20-21	To Be Reviewed

Recommendations and Implementation Plan –Climate Adaptation

Action Items		Climate Topic	Interplay Among Other Climate Topics						Priority	Responsible Party	Chapter Reference	Status
			WAQ	HS	F	E	I	NR				
33	Incorporate the most up-to-date sea-level rise and storm surge maps, extreme precipitation data, and hurricane models into the City's Local Emergency Operations and Hazard Mitigation plans	HS		X					L	Fire Department	Pgs. 21-22	Completed 2018
34	Evaluate existing regulations to identify any road blocks to local, small scale agriculture and fisheries distribution through direct-to-consumer market operations	F			X			X	S	Planning Department	Pgs. 22-24	To Be Reviewed
35	Provide financial information to the public on the importance of incorporating the total cost of ownership into municipal purchase agreements in regard to energy costs in order to determine the overall lifecycle cost of new energy products or services	E				X			S	Energy Commission	Pgs. 32-33	To Be Reviewed
36	Work with the Fire Department, NH Homeland Security and Emergency Management, and Eversource to gain a better understanding of how wildfires, hurricanes, flooding, and severe winter weather can damage transmission poles and other electricity infrastructure	E		X		X	X		S	Fire Department	Pg. 31 & 41	To Be Reviewed
37	Reference the Science and Technical Advisory Panel's (STAP) report when siting and designing long-term public infrastructure projects and CIP projects that may be at risk to climate change impacts	I		X			X		I	Planning Department	Pgs. 8-9	Ongoing
38	Develop a more consistent and reliable source of land conservation funding to be set aside on an annual basis to support easement acquisitions and transaction costs, as well as cost of annual easement monitoring obligations	NR	X					X	I	Conservation Commission, Open Lands Committee and City Council	Pgs. 49-50	Completed 2018
39	Incorporate new scoring criteria into existing land conservation prioritization efforts that consider climate adaptation benefits when evaluating land for conservation purposes	NR	X				X	X	I	Conservation Commission and Open Lands Committee	Pgs. 49-50	Ongoing
40	Control invasive (plant/insect) species by implementing management strategies	NR		X	X			X	S	Conservation Commission and Community Services Department	Pgs. 47-49	To Be Reviewed
Regulatory												

Recommendations and Implementation Plan –Climate Adaptation

Action Items		Climate Topic	Interplay Among Other Climate Topics						Priority	Responsible Party	Chapter Reference	Status
			WAQ	HS	F	E	I	NR				
41	Revise land use regulations to incorporate climate change considerations for future development	WAQ	X				X	X	I	Planning Department	Pgs. 10-11	To Be Reviewed
42	Revisit and revise impervious surface thresholds and stormwater regulatory measures as necessary	WAQ	X				X	X	S	Energy Commission and Planning Department	Pg. 15	To Be Reviewed
43	Explore land use regulatory options that would encourage local food production ('agrihoods'), community gardens, and additional conservation land to be built within new residential subdivision housing developments in appropriate areas	F			X		X		S	Planning Department	Pgs. 22-24	To Be Reviewed
44	Conduct a regulatory audit of the City's existing site regulations to ensure that future electric vehicle charging stations are allowed and can be installed/located, as well as encourage the development of additional electric vehicle infrastructure as future demand dictates	E				X	X		S	Planning Department	Pg. 332	In Progress (2019)
45	Consider adopting a property tax exemption or providing incentives to property owners in order to promote alternative energy sources, and facilitate future investments in energy efficient upgrades and reduction efforts	E				X	X		S	City Council	Pgs. 30-31	To Be Reviewed
46	Compare the City's current floodplain ordinance with the Office of Strategic Initiative's (OSI) updated model ordinance to ensure regulations and performance standards are adequate	I		X			X		S	Planning Department	Pgs. 34-36	In Progress (2019)
47	Explore regulatory options that would allow the City Council to initiate mandatory water restrictions on private and public property, as deemed appropriate, during a prolonged drought	WAQ	X	X				X	I	Utilities Commission and City Council	Page 11	Completed 2018

CONSERVATION AND OPEN SPACE RECOMMENDATIONS

Adopted March 27, 2012

Themes and Vision:

Overall Goal: Protect and manage Dover's valuable Open Space resources.

- Objective 1: Identify and pursue permanent legal protection of key open space areas based upon a systematic inventory and evaluation of Dover's natural resources.
- Objective 2: Where possible, link open space areas and recreation facilities in an effort to establish an integrated network of resources.
- Objective 3: Improve, protect and encourage public access to Dover's natural resource areas.
- Objective 4: Encourage all new developments to protect and where possible, enhance valuable natural and open space resources.
- Objective 5: Encourage public/private partnerships between the City and land protection groups such as state and federal agencies and private land trusts.

Recommendations and Implementation Plan –Conservation and Open Space

Goal/Action		Priority	Responsibility	Chapter Reference	Status
1	Modify Acquisition Criteria	Immediate	Open Lands Committee	Pg. 17	Completed 2016
2	Improve protection of Bouchard and Hughes Wellheads	Short	Planning and Community Services	Pg. 17	Completed 2018
3	Evaluate city-owned tracts for conservation value and permanent protection	Immediate	Conservation Commission	Pg. 18	Completed 2017
4	Raise public awareness of accessible conservation lands	Immediate	Conservation Commission Planning	Pg. 18	Ongoing
5	Re-invigorate the Conservation Commission	Ongoing	Conservation Commission	Pg. 18	Completed 2014
6	Re-invigorate the Open Lands Committee	Ongoing	Open Lands Committee	Pg. 18	Completed 2014

RECREATION RECOMMENDATIONS

Adopted January 13, 2009

GOALS

- Providing a broad range of recreational opportunities and facilities for the citizens of Dover now and in the future.
- Ensuring recreational opportunities and facilities are designed and provided for people of all ages and abilities regardless of their economic status.
- Thinking creatively in its approach to each obstacle facing recreation, not only to meet public expectations but to exceed them.
- Maintaining all existing parks, athletic fields, and facilities in an efficient manner.
- Enhancing its parks and facilities in a way that both meets the needs of today and anticipates future needs.
- Promoting its parks, programs, plans, and achievements through innovative methods

Recommendations and Implementation Plan –Recreation

General (G)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Objective G	The recommendations stated here are all-encompassing ideas and impact/apply to all of Dover's parks, fields, and facilities.				
Action G 1	Dover hire a qualified individual to focus primarily on this need (the person will likely have other responsibilities within this department as well) to effectively change the course that has been taken over the years	Long	Recreation	Pg. 7-14	To Be Reviewed
Action G 2	Consistent signage is needed for every park	Intermediate	Recreation	Pg. 7-14	In Progress (2019)
Action G 3	Significant tree pruning needs to take place at most every park location in the city. All pruning should be completed by trained personnel with the scope of work at each location outlined before any work begins.	Short	Recreation	Pg. 7-14	Ongoing
Action G 4	Implement the policy that developers are required to pay an impact fee based on an "investment method", based on Dover's Capital Improvements Program.	Short	Recreation	Pg. 7-14	Ongoing
Action G 5	The City of Dover and its Recreation Advisory Board need to come up with creative ways to pursue public/private partnerships related to both maintenance of existing parks and facilities, and establishing funds to enhance its parks and facilities	Intermediate	Recreation	Pg. 7-14	Ongoing
Action G 6	An effort to retain existing volunteers and gather new people with a similar mindset should be put forth by the City.	Long	Recreation	Pg. 7-14	Ongoing

Recommendations and Implementation Plan –Recreation

Maintain (M)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Goal	Provide a high quality, well-maintained system of public parks and open space that make a more favorable impression on Dover's citizens and visitors alike.				
Action M 1	Commit to yearly maintenance money or the parks, athletic fields and facilities will disintegrate. Regular maintenance is crucial to maintain an acceptable standard for use and ensures past financial investments for recreation are respected.	Short	Community Services Recreation	Pg. 7-14	Ongoing
Action M 2	Focus on parks – A staff member from either Community Services or Recreation Department would have the added responsibility to inspect parks regularly for maintenance issues such as repairing park elements, graffiti, vandalism, storm damage, etc....	Short	Community Services Recreation	Pg. 7-14	To Be Reviewed
Action M 3	Improve communication between Community Services and Recreation Department to better define and understand responsibilities for maintenance of particular parks and school athletic fields.	Ongoing	Community Services Recreation	Pg. 7-14	Ongoing
Action M 4	Annual pruning as necessary by trained city staff at all parks, athletic fields and facilities	Ongoing	Community Services	Pg. 7-14	Ongoing
Action M 5	Take steps toward establishing public and private partnerships: such as with the public school system in maintaining the city's parks and athletic fields	Intermediate	Recreation	Pg. 7-14	Ongoing
Action M 6	Partner with the school system to balance the use of athletic fields, providing the opportunity to renovate a field each year without disrupting sports schedules.	Ongoing	Recreation	Pg. 7-14	Ongoing
Action M 7	Review existing maintenance strategies and develop new ones if needed to increase efficiency.	Short	Community Services Recreation	Pg. 7-14	Ongoing

Recommendations and Implementation Plan –Recreation

Promote (P)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Goal	Promote the high quality public parks and recreational programming opportunities to target audiences and encourage recreation efforts to meet their potential.				
Action P 1	Develop and implement a comprehensive website for all recreation in Dover that is a convenient one-stop site for residents and visitors alike to obtain information about Dover's recreation opportunities.	Short	IT and Recreation	Pg. 7-14	Ongoing
Action P 2	Utilize cable channel 22 to publicize special events, programs, recreation activities, and opportunities for residents to help.	Short	IT and Recreation	Pg. 7-14	Ongoing
Action P 3	Promote and publicize recreation programs and events through local newspapers and media.	Ongoing	Recreation	Pg. 7-14	Ongoing
Action P 4	Re-evaluate eliminating the Community Notes mailer.	Ongoing	Recreation	Pg. 7-14	To Be Reviewed

Enhance (E)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Goal	Create high quality public parks and facilities by addressing deficiencies that exist through enhancement and renovation.				
Objective E 1	General				
Action E 1.1	Signage is needed at every park containing key information regarding the park, field, or facility.	Short	IT and Recreation	Pg. 29-30	In Progress (2019)
Action E 1.2	Increase the number of benches at most locations and tend to those in various stages of disrepair.	Short	IT and Recreation	Pg. 29-30	Ongoing

Recommendations and Implementation Plan –Recreation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action E 1.3	Ensure a balance of age appropriate playground equipment at playgrounds that have or need more than one piece of equipment/apparatus.	Ongoing	Recreation	Pg. 29-30	Ongoing
Action E 1.4	New apparatus, landscaping (mostly trees), lighting, and fencing, should be accomplished in Dover's existing parks and facilities making them a top-notch destination for all visitors.	Ongoing	Recreation	Pg. 29-30	Ongoing
Action E 1.5	Consider the feasibility of artificial turf athletic fields.	Long	Recreation	Pg. 29-30	In Progress (2019)
Objective E 2	Website				
Action E 2.1	Redesign the web site to include commonly found elements for the parks and facilities.	Short	Recreation	Pg. 29-30	Ongoing
Action E 2.2	Create a page for each park and facility with information and photos for each park.	Intermediate	Recreation	Pg. 29-30	Ongoing
Objective E 3	Playground Quality				
Action E 3.1	All playground improvements should adhere to American Society for Testing and Materials (ASTM) Standards – ASTM F 1487-07a e1, Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.	Intermediate	Recreation	Pg. 29-30	Ongoing
Objective E 4	Pocket Parks				
Action E 4.1	Fish Ladder Park: An inspection of the brick wall and detailed fencing should take place as soon as possible and an appropriate course of action taken for needed repairs to the wall and/or fencing	Long	Community Services	Pg. 18	In Progress (2019)
Action E 4.2	Immigrants Park: Continue the current landscape and trash maintenance being accomplished.	Short	Community Services	Pg. 18	Ongoing
Action E 4.3	Tuttle Square Park: Continue the current landscape and trash maintenance being accomplished. Consistent weed removal in the stonedust path is needed	Ongoing	Recreation	Pg. 18	N/A

Recommendations and Implementation Plan –Recreation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action E 4.4	Waldron Courtyard: Benches or café style table and chairs should be installed to make this a more people friendly space located in the heart of the retail area of Dover	Short	Community Services	Pg. 18	Completed 2017
Objective E 5	Tot Lots				
Action E 5.1	Alden Woods: This playground could benefit from three shade trees planted along the road to provide shade for parents and children alike. Additional wood chips may also be needed in select areas. Signage is also needed	Short	Recreation	Pg. 18	Ongoing
Action E 5.2	Overlook Drive: The City should determine level of use through meeting with residents in the neighborhood. If utilized by the people living in the area, only signage is needed. If not utilized, Dover should consider relocating the playground equipment to another park.	Intermediate	Recreation	Pg. 18	To Be Reviewed
Objective E 6	Neighborhood Parks				
Action E 6.1	Amanda Howard Park: The slide and swings need to be replaced with updated versions and a few new benches installed for users to sit and relax. The park needs to be cleaned up of the broken branches and maintained on a regular basis. A dog waste bag system is needed as people walk their dogs in this park.	Long	Recreation	Pg. 18	In Progress (2019)
Action E 6.2	Applevale Park: The playground equipment needs to be cleaned of graffiti. It should be determined whether the basketball courts are being or would be utilized. If so, the basketball court should be repaired or resurfaced as needed and the goalposts straightened. A more welcoming entrance to the park than the steel gate, railroad ties, and rusty signs is needed even if only for those who live in the neighborhood.	Intermediate	Recreation	Pg. 18	In Progress (2019)
Action E 6.3	Hancock Park: Renovated in 2007, this park is a huge improvement from the condition it was in. The park only needs finishing touches to be considered complete.	Long	Recreation	Pg. 19	To Be Reviewed

Recommendations and Implementation Plan –Recreation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action E 6.4	Morningside Park: The face-in parking on the grass along the street works well but there should be a wood guardrail installed to prohibit cars from entering the park and as a safety measure for children in the park. The tether ball pole should be removed and the slide, swings, and playground equipment all need to be replaced with updated versions.	Long	Recreation	Pg. 19	To Be Reviewed
Action E 6.5	Park Street Park: The park should be updated to remove the urban feel to it and replace it with a community park, with lower profile fencing, trees, benches, a walking path and a basketball court.	Short	Recreation	Pg. 19	Completed 2011
Action E 6.6	Spruce Lane: This park feels like private property. New signage; City Council designation as a park and improvements to soil/grading and tree pruning is needed. Possible location for a dog park.	Intermediate	Recreation	Pg. 19	To Be Reviewed
Objective E 7	Community Parks				
Action E 7.1	Bellamy Park: The park is in desperate need of basic maintenance. Leaves and branches cover most of the grassy areas near the parking and approaching the pedestrian bridge leading to the disc golf course. The park needs to be cleaned of leaves and fallen limbs a minimum of twice a year. Analysis and selective pruning of dead tree limbs and removal of trees such as Choke Cherry, Locusts, and Barberry should be accomplished to encourage healthy native species to thrive. The granite around the edge of the parking area needs to be reset and a bike rack installed as many visit the park on bicycles.	Long	Recreation	Pg. 19	To Be Reviewed
Action E 7.2	Community Trail: The City should pursue the possibility of additional walking paths from the train station to the riverfront and future extension of the trail within the city. City Council designation is needed and recommended to identify this trail as a city park.	Intermediate	Planning	Pg. 19 - 20	In Progress (2020)

Recommendations and Implementation Plan –Recreation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action E 7.3	Cochecho River Walk: Annual pruning along the river and maintenance of benches is needed in this park. Better signage along with a map visitors may follow as they follow the riverwalk length would be very useful and could also point out other city attractions along the route.	Long	Community Services	Pg. 20	In Progress (2020)
Action E 7.4	Dover Skate Park: A relocation of this park to Maglaras Park as suggested in the Maglaras Park master plan should be explored along with updating the equipment as there are many new, durable types produced by reputable playground equipment manufacturers.	Long	Recreation and Planning	Pg. 20	In Progress (2019)
Action E 7.5	Garrison Hill Park: This park needs new paint on the tower, an additional shelter nearer the parking area, and clearer signage for the sledding, snowboard, and nature trails. More frequent police patrols of the park in the evening may result in less graffiti on the tower. Serious consideration should be given to a permanent security camera mounted on the interior of the tower	Intermediate	Recreation	Pg. 20	In Progress (2022)
Action E 7.6	Guppy Park: This park should be renamed as “Guppey Park Sports Complex” consisting of the three major elements already existing – Guppey Field (softball), Jenny Thompson Outdoor Pool, and the Dover Ice Arena.	Intermediate	Recreation	Pg. 20	In Progress (2019)
Action E 7.7	Henry Law Park: A complete redesign of this park and construction alongside the completion of reconstructing Henry Law Avenue is needed. The opportunity for a water play feature should be researched and considered. The playground should be upgraded with two more playground apparatus, shade trees and benches for adults, 4’ high attractive fencing, simple landscaping, and removal of the non-functioning wading pool (usually filled with standing water) and rusted chain link fence. A possible collaboration between the City and the Museum can result in a unique playground tapping into the creativity represented by the Museum exhibits.	Short	Recreation	Pg. 20 - 21	Completed 2017

Recommendations and Implementation Plan –Recreation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action E 7.8	Joe Parks Riverwalk and Gardens: Additional plantings as suggested in the concept plan will help stabilize the slope and provide a variety of Rhododendrons for visitors to view and smell while in bloom. Shorter lampposts (12-14' in height) would also enhance the experience for visitors to this space at night.	Long	Community Services	Pg. 21	To Be Reviewed
Action E 7.9	Long Hill Memorial Park: Trees in this park need to be selectively pruned, removing dead limbs. Damaged sections of wood guardrail need to be replaced where needed. This would be a good location for a dog park where owners can bring their pets to roam free and get exercise.	Short	Recreation	Pg. 21	Completed 2010
Action E 7.10	Maglaras Park: The City should integrate improvements laid out in the 2006 plan for this park, when the waterfront development gets underway. Improvements include: enhanced playground, ballfields and parking.	Long	Recreation and Planning	Pg. 21	In Progress (2022)
Action E 7.11	Rotary Gardens at Henry Law Park: The City should eliminate the erosion issue along Henry Law Avenue with additional gravel, asphalt, and compacting with a plate compactor as this is a liability for people parking along this area especially children visiting the museum.	Long	Recreation	Pg. 21	To Be Reviewed
Action E 7.12	Waterfront Park: The planned two acre park, which will continue to be owned by the City, is in the design phase and will be constructed as part of phase one of the waterfront parcel development with construction projected to begin in fall of 2009.	Long	Recreation and Planning	Pg. 21	In Progress (2022)
Action E 7.13	Willand Pond Park: The glaring need for this unique park is to cure the serious water level issues plaguing it, then repairing the access road off New Rochester Road and damaged portions of the trail around the park. Signage along the trail would enhance the livelihood and enjoyment of the trail.	Short	Recreation and Planning	Pg. 21 - 22	Completed 2010
Objective E 8	School Parks and Fields				
Action E 8.1	Dover High School: There are no recommendations for enhancement.	N/A		Pg. 22	N/A

Recommendations and Implementation Plan –Recreation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action E 8.2	Dover Middle School: There are no recommendations for enhancement.	N/A		Pg. 22	N/A
Action E 8.3	Garrison Elementary School: Soil erosion in various locations threaten to do damage, specifically around the tennis courts and baseball fields. This should be repaired with compacted gravel and then soil added and hydroseeded. The benches also need repair or replacement.	Short	Recreation and SAU	Pg. 22	In Progress (2019)
Action E 8.4	Horne Street School: Additional benches in the vicinity of the playground would be helpful for parents and children alike. A few benches around the tennis courts would definitely be utilized also. Review the need of the basketball courts.	Short	Recreation and SAU	Pg. 22	To Be Reviewed
Action E 8.5	Woodman Park School: It is recommended that this baseball field or Dunaway Field at the high school be fitted for lights for night games. Additional gravel in the parking area at the tennis courts is needed.	Short	Recreation and SAU	Pg. 22	To Be Reviewed
Objective E 9	Athletic Fields				
Action E 9.1	Shaw's Lane Ballfields: Better signage is needed as many still don't realize this facility is a great location for sledding in the winter. It should be promoted much more and have signage indicating the area. The gravel walking/jogging trail around the fields is used by many individuals and those walking pets. Pet-waste bags are located at the entrance – these need to be monitored on a frequent basis to avoid waste being left on the athletic fields.	Short	Recreation	Pg. 22-23	In Progress (2019)
Action E 9.2	Guppy Park Softball Field: This softball field is the only adult softball field in the city and field needs to be renovated, new bleachers installed on concrete slabs (like Woodman Park), parking areas need to be defined using gravel or another permeable surface, and there needs to be selective clearing of the woodland at the entrance to more clearly define the entrance and provide safe sightlines for vehicular access and egress. In addition, a new playground should be constructed to provide opportunities for children as well as adults.	Long	Recreation	Pg. 23	In Progress (2019)

Recommendations and Implementation Plan –Recreation

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action E 9.3	Sullivan Drive Ballfields: Signage at the street is needed to give this nice ball field and playground proper opportunity for use. The attractive wood guardrail should be extended across the back of the concession stand and have a metal gate installed allowing maintenance vehicles access.	Long	Recreation	Pg. 23	To Be Reviewed
Objective E 10	Recreation Facilities				
Action E 10.1	Dover Ice Arena: The City should consider enhancing the pedestrian access to and around the site.	Intermediate	Recreation	Pg. 23	In Progress (2019)
Action E 10.2	Dover Indoor Pool: Recommendations include continuing regular inspections and maintenance schedules ensuring a long life of the facility. Parking availability needs to be reviewed as this area of the city has seen increased use in the last year	Intermediate	Recreation	Pg. 24	Completed 2017
Action E 10.3	Jenny Thompson Outdoor Pool: Installation of a toddler focused playground apparatus near the existing shelter is recommended. . The City should consider maintaining the existing volleyball court which may only need defined edges, additional sand, and a new net to make this usable once again.	Long	Recreation	Pg. 24	To Be Reviewed
Action E 10.4	Butterfield Gym: Clearer signage is needed to direct visitors to the center on both the exterior and interior of the building as it can be confusing for Dover residents or visitors attending a class or meeting in the building. Landscaping needs to be completed around the building both for aesthetic quality and to eliminate soil erosion in key spots	Short	Recreation	Pg. 24	Ongoing
Action E 10.5	Senior Center: There are no recommendations at this time aside from the clearer signage mentioned for the McConnell Center	N/A		Pg. 24	N/A

COMMUNITY FACILITIES AND UTILITIES RECOMMENDATIONS

Adopted December 15, 2009

OVERALL GOAL:

The City of Dover should strive to effectively meet the municipal, social, educational, and utility service needs of its residents and businesses in a responsible and efficient manner. When the delivery of such services is in the City's interest, consideration should be given to regional cooperation.

PUBLIC FACILITY GOAL PLAN FOR, DEVELOP AND MAINTAIN AN EFFICIENT SYSTEM OF PUBLIC FACILITIES AND SERVICES TO ACCOMMODATE ANTICIPATED GROWTH AND DEVELOPMENT.

- Objective 1: Promote a pattern of growth and development that is sustainable and allows for cost effective delivery of services consistent with the needs of the City.
- Objective 2: Assure that the public health and safety of the City's residents are met.
- Objective 3: Program public facility improvements through a Capital Improvement Program (CIP) that is based upon the policies and actions from this Master Plan and an appropriate system of priorities.
- Objective 4: Encourage public/private cooperation in planning for and financing improvements to the City's public facilities.
- Objective 5: Encourage educational programs that use a variety of community resources including conservation lands, historic resources, community facilities and local businesses.
- Objective 6: Establish a task force to identify, evaluate and implement a formal City-wide Building Maintenance Plan that identifies and addresses maintenance issues in a cost effective and efficient manner.
- Objective 7: Consider requiring that new municipal building construction meet *LEED* certification standards and take steps to improve the energy efficiency of existing municipal buildings and operations.
- Objective 8: Encourage the Energy Advisory Committee to develop an Energy Action Plan to reduce dependence on traditional fossil fuels within municipal operations and decrease electricity and natural gas consumption.

CITY OF DOVER, NH

UTILITY GOAL PROVIDE A HIGH QUALITY, WELL-MAINTAINED SYSTEM OF PUBLIC AND PRIVATE UTILITIES THAT ACCOMMODATES FUTURE DEVELOPMENT AND IS CONSISTENT WITH THE CITY'S GROWTH POLICIES.

- Objective 1: Operate, maintain and upgrade the City's water, storm water and sewer facilities within the existing service area consistent with the health and safety needs of the City's residents at a reasonable cost in accordance with the City's operating budget and Capital Improvement Plan.
- Objective 2: Extension of utilities into areas outside existing utility service areas shall be assessed with the goal of providing efficient, cost effective services taking into consideration the secondary costs to the City (such as schools, fire, police, recreation and environmental impact).
- Objective 3: Work cooperatively with private utility companies in the planning and development of facilities to ensure that Dover's residents are properly serviced.
- Objective 4: Where practical and feasible, encourage the placement of utilities underground that allows for future expansion and long-term capacity.
- Objective 5: Program public utility improvements through a Capital Improvement Program that is based upon the policies and actions from this Master Plan and an appropriate system of priorities.

Recommendations and Implementation Plan –Community Facilities and Utilities

Public Facility (PF)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Goal	Plan for, develop and maintain an efficient system of public facilities and services to accommodate anticipated growth and development				
Objective PF 1	Fire and Rescue				
Action PF 1.1	Seek to achieve personnel levels based upon the standards established by the City/County Managers Association in its Managing Fire Services publication.	Immediate	Fire and Rescue	Pg. 8-12	Ongoing
Action PF 1.2	Acquire emergency generators for all emergency shelters that do not currently have such equipment.	Long	Fire and Rescue	Pg. 8-12	Completed 2017
Action PF 1.3	Establish a vehicle replacement program based upon the expected life cycle of critical fire safety apparatus that is programmed into the Capital Improvements Program.	Short	Fire and Rescue	Pg. 8-12	Completed 2015
Action PF 1.4	Purchase of a new Truck One, an aerial ladder platform vehicle.	Short	Fire and Rescue	Pg. 8-12	Completed 2010
Action PF 1.5	Identify a location for, obtain through purchase or agreement that land, and build a fire training facility.	Long	Fire and Rescue	Pg. 8-12	To be Reviewed
Objective PF 2	Police				
Action PF 2.1	Establish a police facility as recommended in the 2007 Space Needs Assessment, with consideration being given to re-location into existing available buildings in the downtown area or the construction of a new facility in conjunction with a potential municipal parking garage. The existing station does not meet the existing needs of the department that is “over-utilizing” available space.	Long	City Council	Pg. 21-22	Completed 2016
Action PF 2.2	Upgrade and update the department’s impoundment area to provide for indoor and outdoor space for evidentiary purpose of storage and investigation. Such an area should be included as part of the new police facility.	Short	Police Department	Pg. 21-22	Ongoing

Recommendations and Implementation Plan –Community Facilities and Utilities

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action PF 2.3	The department should take steps to secure the computer/network communications center and records bureau from natural or manmade events that could otherwise jeopardize the continuous operation of the department.	Long	Police Department	Pg. 22	Completed 2011
Action PF 2.4	The Capital Improvements Program (CIP) should use the AG Architects cost estimate plus historical inflation rate to more accurately reflect future costs for a new Police Station.		City Council	Pg. 21-22	Completed 2010
Objective PF 3	School Department				
Action PF 3.1	The School Board should work cooperatively with the City Council to fund the Capital Improvement Program to provide for the renovation of Horne Street School	Short	City Council and School Board	Pg. 24-29	Completed 2012
Action PF 3.2	The School Board should work cooperatively with the City Council to fund the Capital Improvement Program to provide the renovation of Garrison Elementary School	Short	City Council and School Board	Pg. 24-29	In Progress (2019)
Action PF 3.3	The School Board should work cooperatively with the City Council to fund the Capital Improvement Program to provide the renovation of Dover High School and Career Technical Center	Intermediate	City Council and School Board	Pg. 24-29	Completed 2018
Action PF 3.4	The School Department should develop a detailed maintenance plan for all schools that covers the electrical, plumbing, heating, and telephone systems. Funding dedicated to the maintenance of the buildings and its systems should be included in each operating budget.	Intermediate	School Board	Pg. 24-29	In Progress (2019)
Objective PF 4	Public Library				
Action PF 4.1	Replace the slate roof	Short	City Council	Pg. 31-35	Completed 2011
Action PF 4.2	Add parking to reduce congestion	Short	City Council	Pg. 31-35	Completed 2018

Recommendations and Implementation Plan –Community Facilities and Utilities

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action PF 4.3	Add Air Condition	Intermediate	Community Services	Pg. 31-35	In Progress (2019)
Action PF 4.4	Do general maintenance internal walls/ceilings and external brick	Short	Library and Community Services	Pg. 31-35	Ongoing
Action PF 4.5	Update Space Needs for the space to allow for 21 st Century uses	Long	Library	Pg. 35	Completed 2019
Objective PF 5	City Hall				
Action PF 5.1	The City should develop a detailed maintenance plan for City Hall that covers the electrical, plumbing, heating, and telephone systems. Funding dedicated to the maintenance of the building and its systems should be included in each operating budget.	Intermediate	Community Services	Pg. 36-37	In Progress (2020)
Action PF 5.2	A coordinated analysis should be undertaken of the Library, McConnell Center and City Hall to identify common issues and service arenas in order to best utilize the significant space that is concentrated in this area of the City in an effort to best meet the expanding and changing needs of the citizens of Dover.	Intermediate	Planning	Pg. 35	In Progress (2020)
Action PF 5.3	The City should work to implement the recommendations of the Space Needs Assessment as funding allows. This includes the upgrades to the mechanical and electric systems as outlined by the consultants.	Short	City Council	Pg. 36-37	Completed 2018
Action PF 5.4	The City should relocate the Police Station out of City Hall into a downtown location, consistent with the recommendation contained in the Police Department section.	Short	City Council	Pg. 36-37	Completed 2016
Action PF 5.5	Renovations to City Hall should be done in a manner that respects the historic nature of the structure so that the building will retain its historic integrity.	Long	City Council	Pg. 36-37	Ongoing
Objective PF 6	McConnell Center				

Recommendations and Implementation Plan –Community Facilities and Utilities

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action PF 6.1	The City should consider renegotiating existing lease agreements to include a more realistic lease charge for capital projects and make sure that all future lease agreements follow suit. All tenants, including City tenants, should be required to pay the capital portion of the lease fee so that there is adequate funding in the future to pay for capital needs.	Short	Recreation	Pg. 41	Ongoing
Action PF 6.2	A coordinated analysis should be undertaken of the Library, McConnell Center and City Hall to identify common issues and service arenas in order to best utilize the significant space that is concentrated in this area of the City in an effort to best meet the expanding and changing needs of the citizens of Dover	Intermediate	Planning	Pg. 35	In Progress (2020)
Action PF 6.3	The City should develop a detailed maintenance plan for the McConnell Center that covers the electrical, plumbing, heating, and telephone systems. Funding dedicated to the maintenance of the building and its systems should be included in each operating budget.	Short	Community Services	Pg. 41	In Progress (2020)
Action PF 6.4	The roof sections on the building should be replaced as soon as deemed necessary according to the selected bid received from the roofing contractor	Short	Community Services	Pg. 41	Completed 2015
Objective PF 7	Community Services – Solid Waste				
Action PF 7.1	One half of all recycling center generated revenues should be set aside in an established fund for use by the Solid Waste Coordinator for major recycling related purchases upon approval by the Solid Waste Committee.	Short	City Council	Pg. 47-48	Ongoing
Action PF 7.2	A subcommittee should be formed to study all other available means of offsetting rising solid waste collection and disposal costs including alternate solid waste/recycling programs.	Intermediate	Solid Waste Advisory	Pg. 47-48	Completed 2010
Action PF 7.3	The <i>Integrated Waste Management Plan</i> should be updated every five years, with special attention paid to the life expectancy of the Turnkey Landfill.	Short	Community Services	Pg. 47-48	N/A

Recommendations and Implementation Plan –Community Facilities and Utilities

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action PF 7.4	Continue to increase the varieties of recyclable material accepted at the recycling center.	Short	Community Services	Pg. 47-48	Ongoing
Action PF 7.5	Improve on the city-wide recycling rate of 52% by finding more ways of making recycling easier.		Community Services	Pg. 47-48	Ongoing
Action PF 7.6	Find a suitable location in the city to compost residential yard waste and chip brush.		Community Services	Pg. 47-48	Completed 2012
Objective PF 7	Community Services – Fleet Services				
Action PF 7.1	Update existing fleet management software with a more current version.	Short	Community Services	Pg. 49 -50	Completed 2013
Action PF 7.2	Maintain a consistent and appropriate level of vehicle replacement funds.	Long	Community Services	Pg. 49 -50	Ongoing
Action PF 7.3	Initiate fuel savings measures with economical, fuel efficient vehicles.	Short	Community Services	Pg. 49 -50	Ongoing
Action PF 7.4	Explore the use of alternative fuel vehicles that utilize fuels such as compressed natural gas (CNG), ethanol, and biodiesel. This could be a regional effort with a shared distribution facility.	Short	Community Services	Pg. 49 -50	Ongoing
Action PF 7.5	Institute a City-wide idling policy for all City vehicles and personnel.	Intermediate	Community Services	Pg. 49 -50	In Progress (2020)
Objective PF 8	Community Services – Facilities and Grounds				
Action PF 8.1	The current offices for the Facilities, Grounds and Cemeteries Division are sub-standard and a new or replacement facility should be considered a priority. A new building in Pine Hill Cemetery should be examined. This building could house the administrative offices and maintenance storage space for the equipment. Another option that should be considered is moving the operations to the Public Works facility on Mast Road. This is the potential for savings in operational costs by being located with the other Community Services personnel	Long	Community Services	Pg. 51-52	In Progress (2020)

Recommendations and Implementation Plan –Community Facilities and Utilities

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action PF 8.2	The City should develop a detailed maintenance plan for all City buildings and facilities that covers the electrical, plumbing, heating, and telephone systems. Funding dedicated to the maintenance of each building and its systems should be included in the City's operating budget.	Intermediate	Community Services	Pg. 51-52	In Progress (2020)
Action PF 8.3	The Facilities, Grounds and Cemeteries Division should develop an assessment of the physical condition of each building and facility that it is responsible to maintain. One of the first steps would be to document baseline information for each facility, including the age of the facility, construction history, any renovations done on the facility, maintenance history, and a list of issues or problems with the facility. Each facility should be analyzed to determine its useful life and a maintenance schedule should be developed with the goal of extending the life of the facility.	Short	Community Services	Pg. 51-52	In Progress (2020)
Action PF 8.4	The City should conduct a study to determine how many years the remaining space in Pine Hill Cemetery will meet the needs of the citizens, so that it can start looking for additional cemetery space or developing a plan to more efficiently utilize the existing cemetery space.	Short	Community Services	Pg. 52	In Progress (2019)
Action PF 8.5	The City should develop a tree replacement program in the cemeteries to insure that new trees are planted to replace those trees that are lost due to disease or weather.	Long	Community Services	Pg. 51-52	In Progress (2020)

Recommendations and Implementation Plan –Community Facilities and Utilities

Utilities (U)

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Goal	Provide a high quality, well-maintained system of public and private utilities that accommodates future development and is consistent with the City's growth policies.				
Objective U 1	Water System				
Action U 1.1	Reconstruction of the wellhead buildings, space is very limited, address the issue of no containment for chemicals, separate room for chemicals, electrical services are out of code, energy efficiency's, and standby power	Short	Planning	Pg. 4,30	In Progress (2021)
Action U 1.2	Improve security of the water system against potential intruders and threats.	Short	Community Services	Pg. 54 - 61	Ongoing
Action U 1.3	Update the distribution system mapping, the majority of our plans are 20 years old and the city will be losing the institutional knowledge over the next 10 years	Ongoing	Community Services	Pg. 54 - 61	Ongoing
Action U 1.4	Upgrade on the hydraulics' program, the current program is a dos base, and needs to be a windows base software	Ongoing	Community Services	Pg. 54 - 61	Ongoing
Action U 1.5	Continue with replacement of mains due to maintenance issue or potential looping or prior to or in conjunction with road projects	Ongoing	Community Services	Pg. 54 - 61	Ongoing
Action U 1.6	Continue the ground water exploration program to identify potential future water sources. As Dover continues to grow and develop the number of potential new well locations dwindles. A public water supply well requires the protection of all land within a 400 foot radius around the well. Often times this requires the cooperation of multiple landowners willing to sell or provide protective easements on their property.	Ongoing	Community Services	Pg. 59	Ongoing

Recommendations and Implementation Plan –Community Facilities and Utilities

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action U 1.7	The City has a good supply of water at present; however, maintaining good water quality is of utmost importance. Acquisition of undeveloped property or conservation easements of land within the recharge area of municipal wells is a very effective way to protect water quality. It also preserves the rural character of the City while providing wildlife habitat and recreational opportunities for residents.	Short	Planning and Community Services	Pg. 59	Completed 2013
Action U 1.8	Investigate the feasibility of instituting a program of life-cycle costing for all Water Division assets to determine the annual expenditures required to maintain an efficient system of water service to the citizens of Dover.	Short	Community Services	Pg. 54 - 61	In Progress (2019)
Action U 1.9	Based upon the results of the life-cycle costing program, prioritize and schedule the repair, maintenance, and, when necessary, the construction of those water facilities as part of the City's capital improvement planning process.	Intermediate	Planning and Community Services	Pg. 54 - 61	In Progress (2019)
Action U 1.10	Seek opportunities to implement the recommendations of the Seacoast NH Emergency Interconnection Study, creating permanent connections to neighboring water systems which allow one another to supply water during an emergency.	Ongoing	City Council	Pg. 54 - 61	In Progress (2019)
Action U 1.11	Create an emergency conservation ordinance, which may be implemented during period of severe drought in order to conserve water to the greatest extent possible.	Intermediate	City Council	Pg. 54 - 61	Completed 2018
Action U 1.12	Obtain State certification of all employees of the division.	Long	Community Services	Pg. 54 - 61	Ongoing
Objective U 2	Sewer System				
Action U 2.1	Upgrade sewer mains based on their rating set forth in the GIS database.	Ongoing	Community Services	Pg. 63 - 70	Ongoing
Action U 2.2	Continue the City's program for correcting inflow/infiltration (I/I) problems into the sewer system. The purchase of multiple flow meters will help in isolating the major sources within the system.	Ongoing	Community Services	Pg. 70	Ongoing

Recommendations and Implementation Plan –Community Facilities and Utilities

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action U 2.3	Investigate the feasibility of instituting a program of life-cycle costing for all Sewer Division assets to determine the annual expenditures required to maintain an efficient system of sewer service to the citizens of Dover. Currently Leighton Way and Varney Brook pump stations should be addressed.	Short	Community Services	Pg. 63 - 70	Ongoing
Action U 2.4	Based upon the results of the life-cycle costing program, prioritize and schedule the repair, maintenance, and, when necessary, the construction of those sewer facilities as part of the city's capital improvement planning.	Ongoing	Planning and Community Services	Pg. 63 - 70	Ongoing
Action U 2.5	Address the sewer maintenance preventative maintenance program requirements for cleaning and TV inspection, and the staff to conduct the maintenance activity.	Ongoing	Community Services	Pg. 63 - 70	Ongoing
Action U 2.6	Obtain software to assist staff on addressing capacity problems in the system.	Long	Community Services	Pg. 63 - 70	N/A with In I work
Action U 2.7	Continue with illicit removal program.	Ongoing	Community Services	Pg. 70	Ongoing
Action U 2.8	Obtain State certification.	Short	Community Services	Pg. 63 - 70	Ongoing
Objective U 3	Stormwater System				
Action U 3.1	Inventory and grade each storm water pipe in the system, with the analysis concentrating in the downtown core areas.	Short	Community Services	Pg. 71-74	In Progress (2020)
Action U 3.2	Include in the CIP process to purchase a rubber tire excavator to clean swales, ditch lines, and retention ponds.	Short	Community Services	Pg. 71-74	Completed 2012
Action U 3.3	Include in the next budget cycle to include three additional staff for maintenance activities for the storm water utility	Short	City Council	Pg. 71-74	Not Recommended 2010 City Council
Action U 3.4	Continue educating City staff and management, local Board and Commission members, and City Council members	Ongoing	Community Services	Pg. 71-74	Ongoing
Action U 3.5	Once EPA announces the requirements for a new MS4 permit, the City will need to prepare and submit a five year action plan for the Storm Water program.	Short	Community Services	Pg. 71-74	Ongoing

Recommendations and Implementation Plan –Community Facilities and Utilities

Goal/Action		Priority	Responsibility	Chapter Reference	Status
Action U 3.6	Staff will need to update the City's Storm Water Management Plan in order to conform to the new EPA regulation requirements.	Intermediate	Community Services	Pg. 71-74	Completed 2015
Action U 3.7	Continue outreach and education efforts in the community regarding what the adverse impacts to surface and ground water resources that storm water runoff can have; and what steps citizens can take to minimize those impacts.	Ongoing	Community Service	Pg. 71-74	Ongoing
Action U 3.8	The City should consider the establishment of a Storm Water Utility to generate funding for the construction and maintenance of the storm water system.	Short	City Council	Pg. 71-74	Not Recommended 2011 City Council
Action U 3.9	Continue participation in the Seacoast Storm Water Coalition working with neighboring communities on common aspects of storm water management to leverage financial and intellectual resources.	Ongoing	City Council	Pg. 71-74	Ongoing
Action U 3.10	Implement recommendations of the Berry Brook Watershed Management Plan.	Intermediate	Community Services	Pg. 71-74	Completed 2014
Objective U 4	Private Utilities				
Action U 4.1	On at least an annual basis communicate with each of the City's private utilities to determine their plans for any service changes or changes to their existing infrastructure to ensure that it is consistent with this Master Plan. At this time the City could also provide appropriate information to the utilities about its plans or other issues of concern.	Long	Community Services	Pg. 77-81	In Progress (2019)
Action U 4.2	The City should request that Unitil Corporation provide more detailed information on the existing gas system to assist the City in its design and planning efforts.	Short	Community Services	Pg. 77-81	Completed 2013
Action U 4.3	All new utility lines installed in Dover should be placed underground to eliminate the unsightly poles placed along roadways. When older utility poles are replaced, the old poles should be promptly removed.	Short	City Council and Planning Board	Pg. 77-81	Ongoing

	Orchard St	Chestnut	Trans. Lot	Third	Portland	School	Belknap	Fire	McConnell	On Street	Total
Total Public Spaces	347	43	402	29	52	71	16	10	227	537	1734
Leased	0	0	0	0	26	53	0	0	0	0	79
Monthly Permits Day	165	10 (c)	9	0	0	18	0	10	0	91	303
Monthly Permits Night	180 (a)	5	38 (e)	0	0	0	0	0	0	33	256
Monthly Permits 24/7	11 (b)	16 (d)	0	0	1	0	0	0	0	0	28
Cap on Permits Day	200	15	200	(f)	15	18	NP	10	NA	NA	458
Cap on Permits Night	200	15	200	(f)	15	NP	NP	NA	NA	NA	430
Available Day	171	17	393	29	25	0	16	0	227	446	1324
Available Night	156	22	364	29	25	18	16	0	227	504	1361

Footnotes

(a) Includes 70 obligated to Cathartes

(b) Counted in both day and night totals above.

(c) Chestnut has 13 paid for by Bradley Commons but are unused and not reflected in this number.

(d) All for Third Street

(e) Includes 30 to First St, 8 to Third Street

(f) will be reviewed after opening

NP: No permits will be issued

Other

Above data assumes Third Street lot is open, and obligated permits are used

Old Courthouse lot is temp use only

River Street lot not included

SRPC Planning Board UPDATE

3/5/2019



1 The Office of Strategic Initiatives (OSI) has published the 2018 editions of The Planning Board in New Hampshire: A Handbook for Local Officials and The Board of Adjustment in New Hampshire: A Handbook for Local Officials. The handbooks are designed to serve as an introduction to the organization, powers, duties and procedures of planning boards and zoning boards of adjustment in New Hampshire. They are great resources to acquaint board members and other interested persons with the basic responsibilities of the planning and zoning board and to suggest procedures by which the work of the board can be carried out in a fair and effective manner. Both handbooks contain new legislation and amendments enacted during the 2018 Legislative Session. Hard copies can be ordered here.¹

¹ This update was written by the NH Office of Strategic Initiatives for its Feb. 15 Planning News Update.

2 The 30th annual Nonpoint Source Pollution Conference for New England and New York will be held at the Sheraton Harborside Hotel in Portsmouth on Apr. 18 & 19. This is especially exciting as New Hampshire only hosts every seven years. The conference, which is coordinated by the New England Interstate Water Pollution Control Commission (NEIWPCC) in partnership with NHDES and EPA, has become the premier forum for sharing information about nonpoint source pollution (NPS) issues and projects in this region.

Attendance is geared towards representatives from public and private sectors involved in NPS pollution management, including participants from state, federal, and municipal governments; the private sector; academia; and watershed organizations.

Registration is open until Mar. 25, with early bird registration ending on Mar. 15. For more information about this conference, and to register visit the NEIWPCC website.

3 **RESHARE from the SRPC Newsletter:**

Great Bay Resource Protection Partnership Land Protection Transaction Grant – Due Mar. 22

Grant applications are now available for the Great Bay Resource Protection Partnership's Winter 2019 Land Protection Transaction Grant Program. The grant round will assist with transaction costs for land protection projects within the coastal watershed area of New Hampshire and Maine.

Qualified nonprofit tax-exempt 501(c)(3) conservation organizations, municipalities and units of government may apply for a grant. Learn more, and find application materials online.