



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, January 28, 2020**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 14, 2020 Workshop Meeting Minutes
- January 14, 2020 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Request to use Transfer of Development Rights for Michael Khavari, (Owner: Karen A. Towle and Trustee of the James B. Towle and Karen A. Towle Revocable Trust), Assessor's Map I, Lot 4-A, zoned R-12, and located at Leathers Lane. (Proposal is to request to buy 12 additional units to total 45 single-family units.) *(P19-74)

4. NEW BUSINESS

- A. Public Hearing on renumbering of street addresses for 6-12 New York Street to 12 New York Street Apt. 1, 2, 3, & 4 and #2 Park Street, per Chapter 125-Section 6 and NH RSA 231:133-a. *(P20-06) **THIS ITEM WILL NOT BE HEARD**
- B. Consideration and acceptance of a Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 28, owned by Stephen & Phebe Colprit Revocable Living Trust, at 33 Meserve Road, zoned R-40, and Assessor's Map I, Lot 29, owned by David & Laurie Landry at 17 Spruce Lane, zoned R-40. (Proposal is to replace two existing utility pole structures in a utility easement, with temporary wetland impacts of 5,389 s.f. and temporary 50-foot wetland buffer impacts of 29,410 s.f.) *(P19-87)
- C. Consideration and acceptance for a Site Review for Sojourn Property Management, LLC, Assessor's Map 31, Lots 7 & 8, zoned CBD-Transit Oriented Development Sub-District, and located at 66 Third Street. (Proposal is for a change of use on the second floor converting 7 commercial units to 9 one-bedroom units 1 two-bedroom unit). *(P19-61)
- D. Consideration and acceptance for a Minor Subdivision for Kevin McLean & Angela Lazzaro, Assessor's Map 12, Lot 35, zoned Heritage Residential, and located at 17-19 Summer Street. (One new lot). *(P20-02)
- E. Consideration and acceptance for a Minor Subdivision for 209 Sixth Street SPE LLC, Assessor's Map E, Lot 73, zoned R-12, and located at 209 Sixth Street. (Two new lots). *(P20-03)
- F. Consideration and acceptance of a Conditional Use Permit for Richard Farina Revocable Trust, Assessor's Map N, Lot N-8-2, zoned R-40, and located at 232 Gulf Road. (Proposal is to construct a 9,827 sq. ft. pond with a permanent wetland impact of 4,322 sq.ft. and a wetlands buffer impact of 4,535 sq.ft.). *(P20-04)
- G. Consideration and acceptance of a Minor Subdivision for Varney Brook Lands, LLC., Assessor's Map K, Lot 19-4, zoned ETP-Executive Technology Park and RCM Overlay, and located at Pointe Place. (Three new lots). *(P20-05)

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 DoverPlanning@dover.nh.gov. You may also view materials at www.dover.nh.gov. Follow us on Twitter @DoverNHPlanning and find us on Facebook at <https://www.facebook.com/DoverNHPlanning>.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: McConnell Center Cafeteria, 61 Locust Street
Meeting Date: **Tuesday, January 14, 2020**
Meeting Time: **5:30 pm**

Members Present: Dave Landry, Frank Torr, Dave White, Matt Sullivan, Jackson Kaspari, Erin Allgood (Alternate), Ellen Brooks (Alternate), Gina Cruikshank (Chair), Lisa McGunnigle (Alternate), Dennis Shanahan, (Council Alternate)

Members Not Present (excused): Hayley Harmon (Vice Chair), Tom Clark

Members Not Present (un-excused): None

Other Boards Present: Community Trail, Conservation Commission, DBIDA, Energy Commission, Open Lands Committee, Recreation Advisory Commission, Zoning Board of Adjustment, Utilities Commission and Heritage Commission

Staff Present: Christopher Parker, Assistant City Manager, Steve Bird, City Planner, Dave Carpenter, Community Development Planner, Elena Piekut, Assistant City Planner, Donna Benton, City Planner, Dan Barufaldi, Economic Development Director, Gary Bannon, Recreation Director

1. WELCOME/LIGHT DINNER

The meeting was called to order at 5:32 pm C.Parker welcomed the group and explained the goals for the evening.

Food was served from 5:30 to 5:45, no discussion. This meeting was not recorded due to location and background noise.

2. PRESENTATION – RECREATION CHAPTER OF THE MASTER PLAN

D.Benton introduced the project and Shayna Sylvia of Strafford Regional Planning to bring those in attendance up to date.

3. PRESENTATION – NH RSA 91-A, CITY ATTORNEY JOSHUA WYATT

C.Parker introduced the City Attorney, who gave an overview of the State's Right to Know Statute.

4. LAND USE BOARD ACTIVITY UPDATES

- C. Parker updated the group on staff activities.
 - Thanked the volunteers for the time and efforts that Board members put into making Dover a great place, and thanked staff for their efforts in supporting Board members.
- C.Prior updated the group on the Zoning Board of Adjustment
 - Board members were introduced.
- B.Hardwick updated the group on activities of the Community Trail
 - Board members were introduced
- W.Burr updated the group on activities of the Recreation Advisory Commission
 - Board members were introduced
- G.Cruikshank updated the group on the role of the Planning Board
 - Board members were introduced
- W.King and V.Lyons updated the group on the activities of the Energy Commission
 - Board members were introduced
- D.Lynch updated the group on the activities CWDAC



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- Board members were introduced
- T.Dargin updated the group on the activities DBIDA is undertaking
 - Board members were introduced
- A. Boudreau updated the group on the activities of the Open Lands Committee
 - Board members were introduced
- B.Hunt and S.Fellows updated the group on activities of the Conservation Commission
 - Board members were introduced
- J. Rothenberg updated the group on activities of the Arts Commission
 - Board members were introduced
- A.McManus updated the group on the Parking Commission
- A.McManus updated the group on the Heritage Commission
 - Board members were introduced
- O.Perry updated the group on the Utilities Commission
- C.Parker updated on the activities of the Transportation Advisory Commission
 - Board members were introduced

5. ADJOURNMENT

Motion: D.White motioned to adjourn at 6:45 p.m. Seconded by D.Landry Vote U/



DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, Room 306, 61 Locust Street
Meeting Date: **Tuesday, January 14, 2020**
Meeting Time: **7:00 pm**

Members Present: Dave Landry, Frank Torr, Dave White, Matt Sullivan, Jackson Kaspari, , Erin Allgood (Alternate), Ellen Brooks (Alternate), Gina Cruikshank (Chair), Lisa McGunnigle (Alternate), Dennis Shanahan, (Council Alternate)

Members Not Present (excused): Hayley Harmon (Vice Chair), Tom Clark

Members Not Present (un-excused): None

Staff Present: Christopher Parker, Assistant City Manager, Donna Benton, City Planner, Dave Carpenter, Community Development Planner, Elena Piekut, Assistant City Planner

The Chair called the meeting to order at 7:00 p.m, and noted E.Brooks is sitting in for H.Harmon and E.Allgood will sit in for T.Clark.

1. ELECTION OF OFFICERS

F.Torr made a motion to nominate G.Cruikshank as Planning Board Chair. Seconded by E.Brooks. Vote U/A

F.Torr made a motion to nominate H.Harmon as Planning Board Vice Chair. Seconded by D.Landry. Vote U/A

The Board voted by secret ballot. The votes were tallied and the results were announced by C.Parker. G.Cruikshank was elected as Chair and was elected as Vice Chair.

2. CITIZENS' FORUM

Citizens Forum Open. Nobody Spoke. Citizens Forum Closed.

3. APPROVAL OF THE PRIOR MINUTES

- December 10, 2019 Regular Meeting Minutes

Motion: D.White moved to approve the minutes as presented. Seconded by D.Landry. Vote U/A

4. OLD BUSINESS

- A. Public hearing and possible adoption of amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include updating terms, and titles, as well as revising references to State Statutes. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under Planning Board meeting materials.

C.Parker reviewed the proposed amendments and the process the City has for Amending Site Plan regulations.

Motion: D.White moved to remove from the table. Seconded by D.Landry. Vote U/A

Public hearing opened. No One Spoke. Public Hearing Closed.

Motion: D.White moved to approve the amendments. Seconded by F.Torr. Vote U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

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Meeting Time: **7:00 pm**

B. Public hearing and possible adoption of amendments to Chapter 155, entitled “Subdivision of Land” of the code of the City of Dover. Amendments updating terms, and titles, as well as revising references to State Statutes. The full text of the amendments is available in Planning Department & at www.dover.nh.gov located under Planning Board meeting materials.

C.Parker reviewed the proposed amendments and the process the City has for Amending Subdivision of Land regulations.

Motion: D.White moved to remove from the table. Seconded by D.Landry. Vote U/A

Public hearing opened. No One Spoke. Public Hearing Closed.

Motion: D.White moved to amend amendment 8 to correct the RSA. Seconded by D.Landry. Vote U/A

Motion: D.White moved to approve the amendments. Seconded by D.Landry. Vote U/A

C. Consideration and possible adoption of Recodification for Subdivision of Land and Site Review Regulations. These changes, mainly renumber the chapter title and relocating the two chapters to a separate part of the Code, will take effect contingent on the Council remodifying the remainder of the code.

Motion: D.White moved to remove from the table. Seconded by D.Landry. Vote U/A

C.Parker reviewed the recodification process the City has been undertaking.

Motion: E.Brooks moved to approve the recodification resolution. Seconded by D.Landry. Vote U/A

5. NEW BUSINESS

A. Discussion of Land Use Amendments/Goal Setting

C.Parker reference the spreadsheet of a summary of proposed amendments (original in file) the Board received and provided a summary of the Staff suggestions as listed on the document. Discussion ensued.

6. STAFF COMMENTS

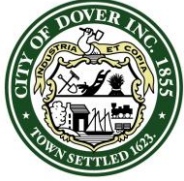
- D.Carpenter previewed the upcoming CDBG application process.
- Housing Legislation
- Welcome to Councilor Shanahan as the Council alternate
- Encouraged members to attend a TDR
- Thanked staff for Meet and Greet and other activities

7. MEMBER COMMENTS

F.Torr noted that the Board needs to find ways to require developers provide affordably priced housing.

8. ADJOURNMENT

Motion: F.Torr made a motion to adjourn at 7:56 p.m. Seconded by D.White Vote U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-74

Application Type:	Transfer of Development Rights
Applicant(s):	Michael Khavari
Owner(s):	Karen A Towle, Trustee of James B Towle & Karen A Towle Rev. Trust
Location:	Leather's Lane (Assessor's Map 1, Lot 4-A)
Meeting Date:	January 28, 2020

INTENT: To request to buy 12 units through Transfer of Development Rights to total 45 units. This is a decrease from the previous request of a total of 60 units via 30 duplexes. the Board vote to sell the 12 units through TDR, the applicant would need to resubmit for full site plan review.

LOTS/UNITS PROPOSED: 45 (Buying 12)

AGENDA ITEM #: 3-A

ACREAGE: 16 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Vacant

PROPOSED LAND USE: 45 single family homes (including 12 TDR)

SURROUNDING LAND USE:
Residential and Bellamy River

ZBA ACTION: None

ATTACHMENTS: Application materials

APPLICATION IS COMPLETE: Yes

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

PERMITS REQUIRED: N/A

WAIVERS REQUESTED: N/A

Summary of Request and Background

The Board initially heard a request at their November 2019 meeting from this applicant for 60 duplex units (purchasing 27 through TDR). The applicant heard the concerns of the abutters and redesigned the request for 45 single family units if they're able to buy 12 through TDR.

In addition, the applicant met with abutters to review the plans and understand their concerns, before the revised them to present to the Board.

Per Chapter 170-27.2.G(3)(b), the applicant is requesting that the Board vote on the plan indicating the additional 12 units can be built where they are not allowed by right.

This request is to ask for the maximum amount of units allowed on site. If the Board grants the request to sell the TDR units, the applicant would need to come back for a more detailed TRC review and Planning Board review.

Consistency with Land Use Regulations

Chapter 170-27.2 of the Zoning Ordinance allows for developments to buy additional units through the process of Transfer of Development Rights. The process allows the applicant to come to the Board with a plan indicating the location of the homes and related improvements such as parking, drainage, etc.

STAFF RECOMMENDATION:

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

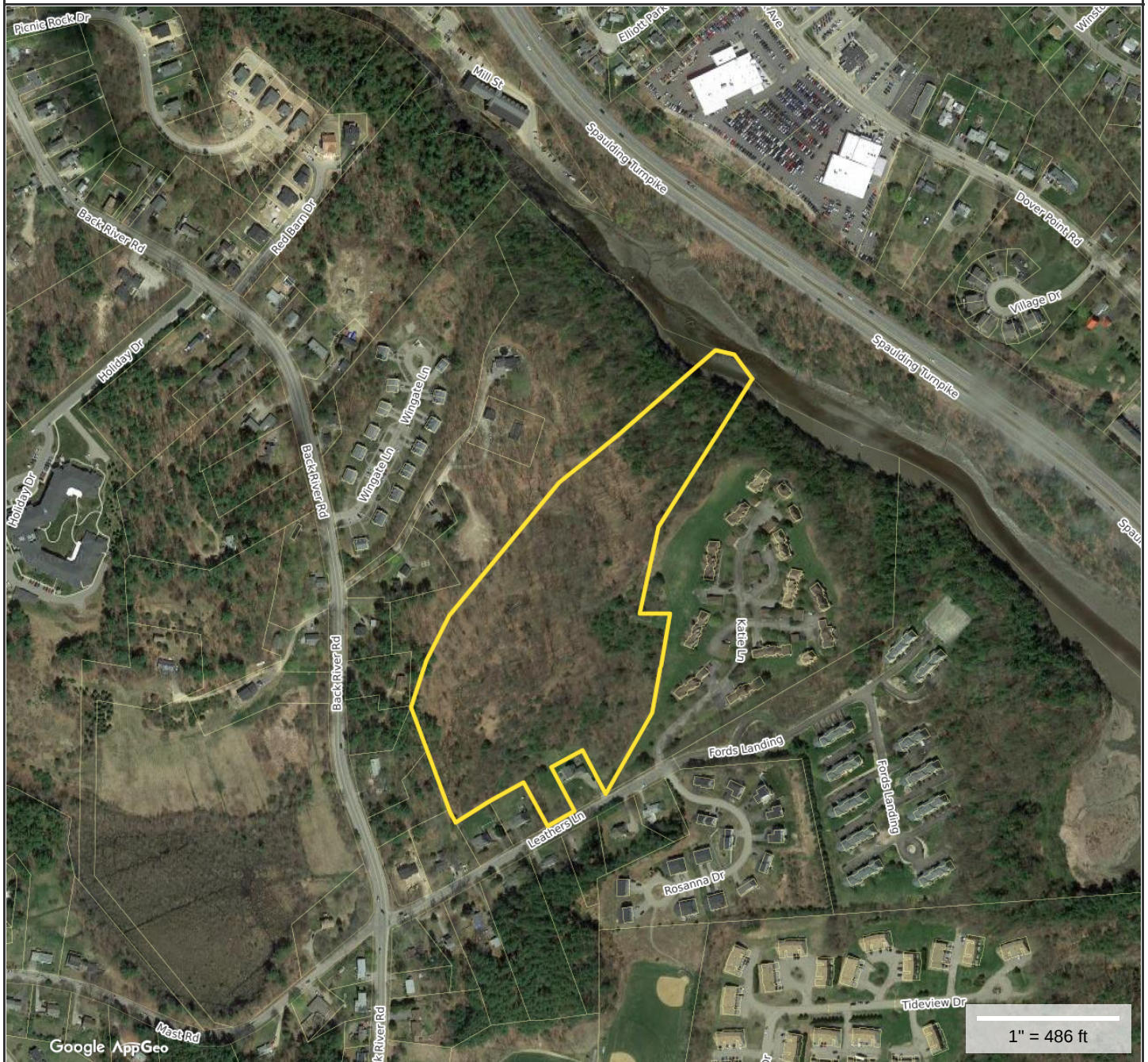
Conditions to be Met Prior to Granting the TDR:

1. Payment of the TDR fee (\$107,216)
2. Add Planning file number P19-74 to plan.
3. Add TDR yield calculation to plan.

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

4. Full site plan approval by the Planning Board.

Leathers Lane

**Property Information**

Property ID I0004-A00000
Location LEATHERS LN
Owner TOWLE KAREN A TRUSTEE
Land Use 131



**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 10/18/2019
Data updated Daily



REVISED
City of Dover, New Hampshire
TRANSFER OF DEVELOPMENT RIGHTS APPLICATION

[Revision Date: August 16, 2018]

Office Use Only

Project #:

P19-74

Date Received:

RECEIVED
Planning Office

JAN 10 2020

Amount Paid:

Time Received:

Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Michael Khavari Telephone # (603) 531-9106

Address of Applicant: 40 Harrison Avenue, Portsmouth, NH 03801

E-Mail Address: c/o fx@brutonlaw.com (603) 749-4529

Name of Property Owner (if different from applicant): Karen A. Towle, Trustee of the James B. Towle and Karen A. Towle Revocable Trust Telephone # (603) 332-3145

Address of Property Owner: 26 Anita Street, Rochester, NH 03867

PROPERTY INFORMATION

Assessor's Map # 1-4 Lot(s) # A-0

Address of Property: Leathers Lane, Dover, NH

Zoning District(s) R-12 Medium Density Overlay District(s) _____

Existing Use of Property: The property consists of 16+/- acres, which was previously approved for a 70 multi-unit as part of the Davis Farm development.

TRANSFER OF DEVELOPMENT RIGHTS INFORMATION

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

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

Relief sought (Check All That Apply):

☐ Lot Size ☐ Frontage ☐ Setback ☒ Increase by 12 * units
(Total=45 units)

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

See attached.

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC
ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820

TEL (603) 749-4529
(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

January 7, 2020

VIA HAND DELIVERY

Christopher G. Parker, AICP
Assistant City Manager
Director of Planning and Strategic Initiatives
City of Dover
288 Central Avenue
Dover, New Hampshire 03820

RE: Owner: James B. Towle and Karen A. Towle Revocable Trust
Applicant: Michael Khavari
Leathers Lane, Dover, NH
Map 8, Lots 9, 10, 11 & 12

Dear Mr. Parker:

The Applicant Michael Khavari, is under contract to purchase the property located at Leathers Lane, Dover City Tax Map I-4-A. The property consists of 16 +/- acres. In 1985, the parcel was approved by the Dover Planning Board for 72 multi-units as Phases III, IV and V of the Davis Farm development (see copy of plan previously provided). The Applicant acknowledges that the 1985 approval will not be utilized, however the plan was previously provided for reference and historical perspective.

The parcel is located in the R-12 Medium Density Residential District. The surrounding neighborhood consists of improved Phases I & II of Davis Farm and Ford's Landing (both multi-family) and the Rosanna Drive subdivision (single-family and duplexes), along with several single-family homes along Leathers Lane and abutting the parcel to the west, north and south (see previously provided Mapgeo image).

Previously, the Applicant sought density approvals for a total of 60 duplex units, which would have resulted in a TDR unit purchase of 27 units. Given the overall neighborhood interest and voiced concerns for the requested density and duplex configuration, the Applicant has significantly redesigned the proposal as follows:

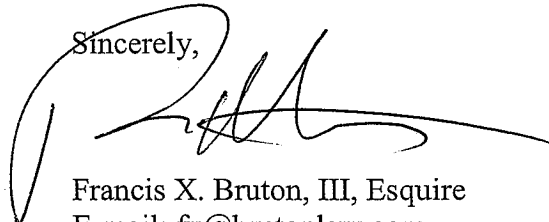
- The unit type has been changed from Duplex to Single-Family.
- The previous conceptual plan called for 60 Total Units. The revised conceptual plan presents for 45 Single-Family Units resulting in a 25% reduction of Total Units from the previous proposal.
- The previous conceptual plan requested a purchase of 27 TDR units. The revised conceptual plan requests the purchase of 12 TDR units. This represents an over 50% reduction in TDR units requested.
- The 12 purchased TDR units would be limited to a maximum of 1,400 s.f. Gross Floor Area as measured to exterior dimensions, excluding spaces which are not heated and/or cooled.

Significant and high value open space, which is comprised of several acres of relatively flat upland, some wooded wetland and river frontage/access, remains provided with the new configuration. The open space will be protected in perpetuity for wildlife protection and passive recreation. No development is proposed within 500 feet from the Bellamy River.

Since the November meeting, where this application was first considered, the Applicant has met and continues to meet with neighbors in the spirit of working together to address concerns and minimize impacts. The Applicant has also met with planning staff to review the current submission. Additionally, the Applicant has worked to address other concerns raised at the November meeting and those identified in the November 12, 2019 petition.

A traffic study has been conducted and a report by Stephen G. Pernaw & Company has been prepared that analyzes the project and specifically looks at the intersection of Back River Road and Leathers Lane and Mast Road minor approaches (see report attached). We believe that the traffic report satisfactorily addresses items 3, 4 & 5 of the petition.

Sincerely,



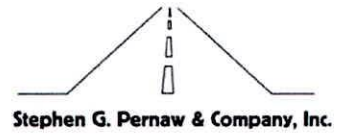
Francis X. Bruton, III, Esquire
E-mail: fx@brutonlaw.com

FXB/mas
Enclosure

Findings & Conclusions – Based on the existing conditions data collected at the Back River Road/Mast Road/Leathers Lane intersection, the anticipated traffic increases from the full build-out of the proposed residential development, and the analysis of future traffic levels at the subject intersection, Pernaw & Company, Inc. concludes that:

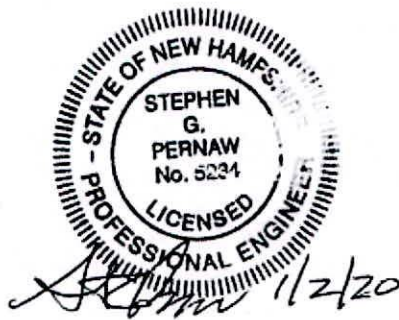
1. According to NHDOT reports, Mast Road (west of the study area) carried an Annual Average Daily Traffic (AADT) volume of approximately 1,196 vehicles per day (vpd) in 2018, up slightly from 1,173 vpd in 2017.
2. The November 2019 intersection count data collected by our office at the Back River Road/Mast Road/Leathers Lane intersection revealed that it accommodated 833 (AM) and 654 (PM) vehicles during the peak hour periods, on the higher of the two count days. Similarly, Leathers Lane accommodated 64 (AM) and 86 (PM) vehicles during the peak hour periods. During the AM peak hour period when the exiting traffic volume was highest, the majority turned right on to Back River Road (toward NH108).
3. Vehicle delays and queuing were monitored during the AM peak hour. Actual vehicle delays ranged from 0-58 seconds. The average delay was approximately 7 seconds per vehicle and vehicle queuing was observed to be minimal (2 vehicles maximum; two occurrences).
4. The trip generation analysis indicates that the proposed residential development will generate approximately 40 vehicle-trips during the AM peak hour (10 arrivals, 30 departures) and 52 vehicle-trips during the PM peak hour (33 arrivals, 19 departures). This translates into less than one additional vehicle per minute, on average, during the worst-case peak hour periods. The majority are expected to travel to/from points north on Back River Road (via NH108), similar to the existing residents that utilize Leathers Lane. This means that right-turn departures and left-turn arrivals will continue to be most prevalent.
5. The intersection capacity and Level of Service (LOS) analyses of the Back River Road/Mast Road/Leathers Lane intersection confirmed that all applicable traffic movements will continue to operate below capacity in 2021 with the proposed development fully occupied. By 2031, the Leathers Lane approach will be operating close to capacity during the AM peak hour period. Site traffic is expected to increase vehicle-delays on the Leathers Lane approach to Back River Road by approximately +2 seconds (2021) and +5 seconds (2031) during the AM peak hour period. During the PM peak hour, vehicle delays will increase by less than 2 seconds.
6. The Back River Road/Mast Road/Leathers Lane intersection is not a candidate for traffic signal control as none of the warrants in the *"Manual on Uniform Traffic Control Devices"* (MUTCD) are close to being satisfied. This means that this intersection should continue to operate under stop sign control on the minor approaches.
7. From a traffic operations and safety standpoint, providing ample sight distances looking left and right from the proposed site access road approach to Leathers Lane is an important safety consideration. The new access road approach to Leathers Lane should operate under stop sign control, and be delineated with a 18-inch white stop line and a short section of 4-inch double-yellow centerline to separate inbound and outbound vehicles.

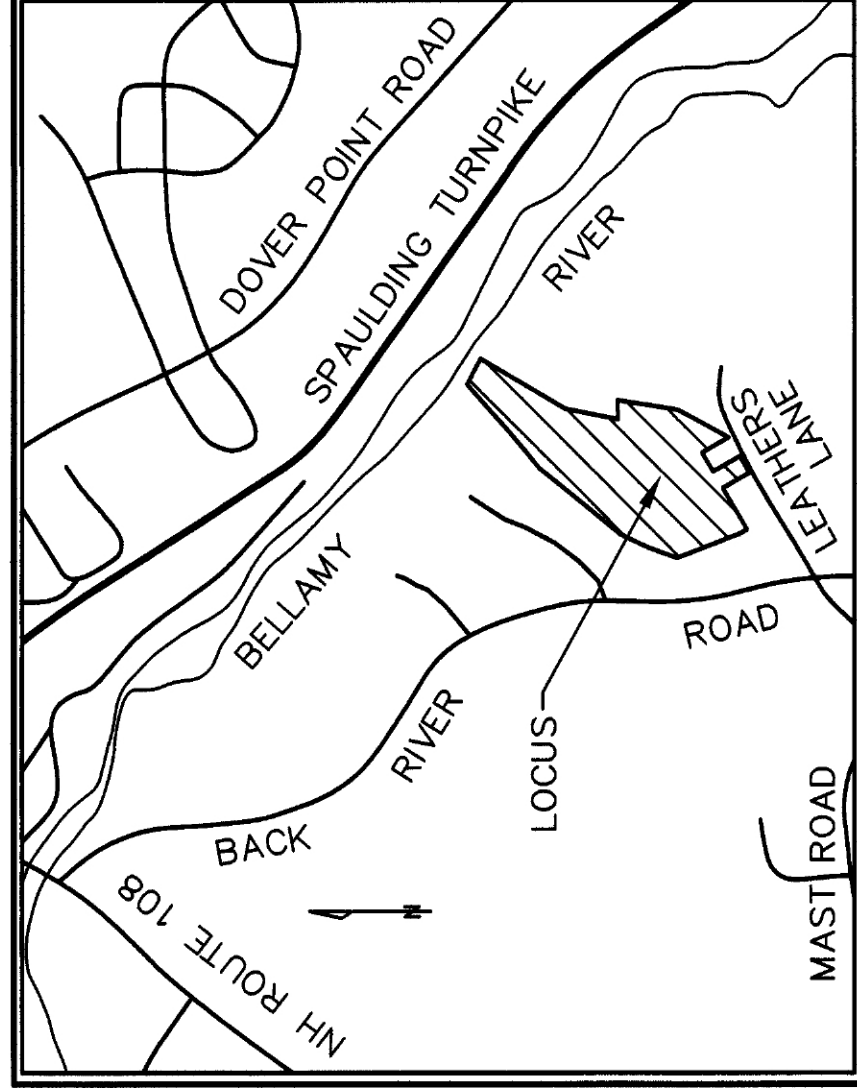
ISOS 10 MAY



In conclusion, the proposed development will result in approximately one additional vehicle per minute on Leathers Lane during the worst-case PM peak hour period; however intersection Level of Service will remain unchanged, except for borderline situations. Physical modifications to the subject intersection are not necessary as a result of the proposed residential development.

Attachments





LOCATION PLAN

SCALE: 1" = 1,000' ±



Section

- 1.) OWNER OF RECORD: KAREN A. TOWLE, TRUSTEE
JAMES B. AND KAREN A. TOWLE REVOCABLE TRUST
26 ANITA STREET
ROCHESTER, NEW HAMPSHIRE 03867
S.C.R.D. VOLUME 4630, PAGE 448
- 2.) ZONING DISTRICT: R-12
- 3.) PLAN INTENT: TO DEPICT THE CONCEPTUAL LAYOUT OF 45 NEW SINGLE-FAMILY UNITS
TWELVE SINGLE-FAMILY UNITS ARE PROPOSED TO BE PURCHASED PER COVER, NH
ZONING CHAPTER 170-27.2 (TDR). PURCHASED UNITS LIMITED TO MAX 1,400 S.F.
GROSS FLOOR AREA EXCLUDING SPACES WHICH ARE NOT HEATED AND/OR COOLED.
- 4.) PARCEL AREA: 696,700 S.F.± / 16.00 Ac.±

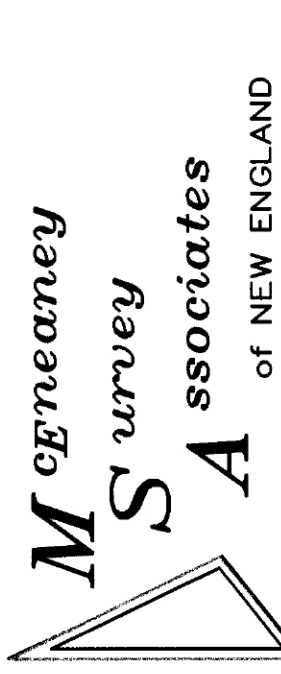
CONCEPTUAL TDR DEVELOPMENT PLAN

PREPARED FOR
MICHAEL KHAVARI
TAX MAP 1, LOT No. 4A
LEATHERS LANE
CITY of DOVER
COUNTY of STRAFFORD
STATE of NEW HAMPSHIRE

DRAWN BY: RJM	FILE: C > P \	
SCALE: 1" = 50'	DATE: JANUARY 06, 2020	



50 25 0 25 50 100 150 200



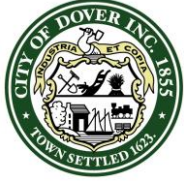
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

[illegible]

REVISED PLAN

P19-74 Leathers Lane

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0003-000000	ROSANNA DR	PRPC DEVELOPMENT GROUP LLC		60 FARMINGTON RD SUITE 400	ROCHESTER	NH	03867
I0003-A00000	31 LEATHERS LN	ANDERSON JORDAN E &	O ROURKE HANNAH E	31 LEATHERS LN	DOVER	NH	03820
I0003-B00000	FORDS LANDING D	GAVIN JOHN T		P.O. BOX 145	RYE BEACH	NH	03871
I0003-C00000	29 LEATHERS LN	LAPORTE SETH E &	TICKNER BRONWYN	29 LEATHERS LN	DOVER	NH	03820
I0004-000000	10 LEATHERS LN	WELSH HANNAH K &	WELSH THOMAS H	10 LEATHERS LN	DOVER	NH	03820
I0004-001000	4 LEATHERS LN	SWORSKI BRIAN JOSEPH &	SWORSKI STEPHANIE ANN	4 LEATHERS LN	DOVER	NH	03820
I0004-002000	14 LEATHERS LN	STRAWBRIDGE VICTOR W II & AJEMIAN MERIN	VWS AND MCA REVOCABLE TRUST	14 LEATHERS LN	DOVER	NH	03820
I0004-A00001	18 LEATHERS LN	GIGUERE GUY J &	GIGUERE MARGARET A	327 CRANBERRY MEADOW RD	BERWICK	ME	03901
I0004-A00002	22 LEATHERS LN	CARREL DANIEL T &	CARREL CAROL A	22 LEATHERS LN	DOVER	NH	03820
I0004-A00003	28 LEATHERS LN	SPEIDEL MARK E & DIANA TRUSTEES	SPEIDEL FAMILY REVOCABLE TRUST	PO BOX 181	DOVER	NH	03821-0181
I0004-B00000	KATIE LN	DAVIS FARM CONDOS		KATIE LN	DOVER	NH	03820
I0004-B00011	11 KATIE LN	SPEIDEL PEGGY		11 KATIE LN	DOVER	NH	03820
I0004-B00012	12 KATIE LN	HOLTON LINDA M TRUSTEE	HOLTON LINDA M REVOCABLE TRUST	12 KATIE LN	DOVER	NH	03820
I0004-B00013	13 KATIE LN	STRAUS DOROTHY E		33 MILL POND RD	DURHAM	NH	03824
I0004-B00031	31 KATIE LN	HUDSON KATHLEEN A		31 KATIE LN	DOVER	NH	03820
I0004-B00032	32 KATIE LN	FROST AARON MARC		32 KATIE LN	DOVER	NH	03820
I0004-B00033	33 KATIE LN	MERRITT KAYLEIGH MARIA &	MERRITT RONALD C	33 KATIE LN	DOVER	NH	03820
I0004-B00034	34 KATIE LN	COLAN MARK	COLAN LINDA	34 KATIE LANE	DOVER	NH	03820
I0004-B00101	101 KATIE LN	WEEKS SILVIA		101 KATIE LN	DOVER	NH	03820
I0004-B00102	102 KATIE LN	TEGAN JANET R REV TRUST	TEGAN JANET R TRUSTEE	102 KATIE LN	DOVER	NH	03820
I0004-B00103	103 KATIE LN	VINCENT DAVID W		103 KATIE LN	DOVER	NH	03820-3078
I0004-B00104	104 KATIE LN	MACE RANDA V LIVING REVOCABLE TRUST	MACE RANDA V TRUSTEE	104 KATIE LANE	DOVER	NH	03820
I0004-B00111	111 KATIE LN	LAUSBERG RACHEL C		111 KATIE LN	DOVER	NH	03820
I0004-B00112	112 KATIE LN	TRASK HAROLD P	TRASK LINDA P	112 KATIE LN	DOVER	NH	03820
I0004-B00113	113 KATIE LN	SHANNON KEVIN	SHANNON CHRISTINE	113 KATIE LANE	DOVER	NH	03820
I0004-B00121	121 KATIE LN	JOHNSON NANCY A TRUSTEE	JOHNSON NANCY A REVOCABLE TRUST	121 KATIE LANE	DOVER	NH	03820
I0004-B00122	122 KATIE LN	DAMIANO PAUL J &	DAMIANO GINA	122 KATIE LN	DOVER	NH	03820
I0064-000000	68 BACK RIVER RD	BIRCHENOUGH STEVEN		68 BACK RIVER RD	DOVER	NH	03820
I0065-000000	66 BACK RIVER RD	MJC DOVER POINT PROPERTIES LLC		335 DOVER POINT RD	DOVER	NH	03820
I0066-000000	72 BACK RIVER RD	HANSON PETER D		72 BACK RIVER RD	DOVER	NH	03820
I0067-000000	60 BACK RIVER RD	ROBERTS JUDITH & TOWLE SPEIDEL DIANA TRU	ROBERTS SANFORD AND JUDITH REVOCABLE LIV	60 BACK RIVER RD	DOVER	NH	03820
I0067-A00000	74 BACK RIVER RD	TOWLE LYDIA M		PO BOX 1392	DOVER	NH	03821-1392
I0067-B00000	62 BACK RIVER RD	TOWLE JONATHAN P TRUSTEE	TOWLE JONATHAN P 2008 TRUST	62 BACK RIVER RD	DOVER	NH	03820
I0068-000000	78 BACK RIVER RD	DUTKOWSKI HENRY S		78 BACK RIVER RD	DOVER	NH	03820
I0069-A00000	17 LEATHERS LN	ALMY ROBERT E &	ALMY PATRICIA	17 LEATHERS LN	DOVER	NH	03820
I0069-B00000	21 LEATHERS LN	DEMERS CAROLYN R	DEMERS ALFRED R	21 LEATHERS LN	DOVER	NH	03820
I0069-C00000	25 LEATHERS LN	DEKORNE JOSEPH H JR		25 LEATHERS LN	DOVER	NH	03820
		MICHAEL KHAVARI		40 HARRISON AVENUE	PORTSMOUTH	NH	03820
		KAREN A TOWLE	JAMES B TOWLE AND KAREN A TOWLE REVOCABLE TRUST	26 ANITA STREET	ROCHESTER	NH	03867
		CIVILWORKS NEW ENGLAND/HAIGHT ENGINEERING PLLC	STEPHEN J HAIGHT & KEVIN MCENEANEY, NH LLS	181 WATSON ROAD	DOVER	NH	03821



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-87

Application Type: Conditional Use Permit
Applicant(s): Eversource Energy
Owner(s): Eversource Energy
Location: 33 Meserve (Assessor's Map I, Lot 29) & 17 Spruce (Assessor's Map I, Lot 29)
Meeting Date: January 28, 2020

INTENT: Proposal is to replace two existing utility pole structures in a utility easement with temporary wetland impacts of 5,389 s.f. and temporary wetland buffer impacts of 29,410 s.f.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-B

ACREAGE: N/A

ZONING DISTRICT: R-40

EXISTING LAND USE: Utility/Residential

PROPOSED LAND USE: Same as existing

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS:

- Conditional Use Permit Application Materials including plans and Conservation Commission minutes from 12/9/19

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by verified or first class mail to all abutters for this meeting

PERMITS REQUIRED:

- City of Dover Conditional Use Permit
- Utility Maintenance Permit from NHDES

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to replace utility pole structures in a utility easement within wetlands and wetland buffers temporarily. There are temporary wetland impacts of 5,389 s.f and temporary wetland buffer impacts of 29,410 s.f..

The Conservation Commission endorsed this application at their December 9, 2019 meeting.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services approved Utility Maintenance Permit

33 Meserve Road

**Property Information**

Property ID 10027-000000
Location 33 MESERVE RD
Owner COLPRIT STEPHEN W & PHEBE C TRUSTEES
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 10/18/2019
Data updated Daily

RECEIVED
Planning Office

NOV 27 2019

Dover, New Hampshire

City of Dover Planning Board

Conditional Use Permit Application

Transmission Line 399 Structure Replacement

Prepared For
Eversource Energy
74 Old Dover Road
Rochester, NH 03876

Prepared By
Normandeau Associates, Inc.
25 Nashua Road
Bedford, NH 03110
(603) 472-5191
www.normandeau.com

November 2019



November 25, 2019

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

Re: Conditional Use Permit for Structure Replacements on Eversource Transmission Line 399

Dear Sir/Madam:

On behalf of Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) is filing a Conditional Use Permit Application requesting approval to replace existing utility pole structures within Eversource transmission Line 399 in the City of Dover.

Attached are the conditional use permit application and all required supplemental materials for review of this proposal. We anticipate attending the regularly scheduled meeting of the Dover Conservation Commission on December 9, 2019 and Planning Board meeting on December 10, 2019 to present the details of this project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jamie O'Brien".

Jamie O'Brien
Project Manager

Attachment:

1. Conditional Use Permit Application
2. 11x17 in. plan set

Cc: Edward Minerowicz, Eversource, via email

TABLE OF CONTENTS

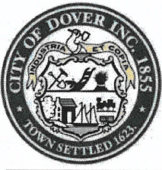
City of Dover Conditional Use Permit Application Form

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

DISCLOSURE STATEMENT

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

City of Dover Conditional Use Permit Application Form



City of Dover, New Hampshire

CONDITIONAL USE PERMIT APPLICATION

[Revision Date: May 18, 2017]

Office Use Only	Project #:	<u>P19-87</u>	Date Received:	
	Amount Paid:		Time Received:	<u>NOV 27 2019</u>

RECEIVED
Planning Office
Dover, New Hampshire

APPLICANT AND OWNER INFORMATION

Name of Applicant: Edward Minerowicz, Eversource Energy Telephone # 603-345-5723

Address of Applicant: 74 Old Dover Road, Rochester, NH 03825

E-Mail Address: edward.minerowicz@eversource.com

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

Address of Property Owner: Multiple, please see additional detail

PROPERTY INFORMATION

Assessor's Map # I-1 Lot(s) # 28, 29

Address of Property: Multiple, please see additional detail

Zoning District(s) R-40 Overlay District(s) Wetland Protection & Conservation

Existing Use of Property: Utility Right-of-way, 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:

Replacement of existing utility poles, requiring work within freshwater wetland and 50-foot wetland

buffer, resulting in temporary impacts (see narrative for additional detail)

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

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

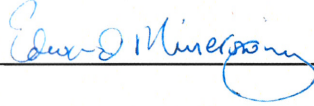
Address PO Box 205, Rutland, VT 05701 Telephone #: 802-861-7038

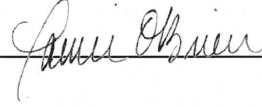
Professional License #: 268 E-mail address: wmccloy@normandeau.com

SIGNATURES

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

Signature of Property Owner: please see easement documentation Date: _____

Signature of Applicant (if different from owner):  Date: 11/25/19

Signature of Agent:  Date: 11/25/19

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: please see easement documentation Date: _____

PLANNING BOARD ESTIMATED FEE SCHEDULE

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

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

1. Application fee for the following:

- SUBDIVISION \$150.00 x # _____ new lots created = \$ _____
- LOT LINE ADJUSTMENT \$200.00 (if more than two lots involved, add \$100.00 per lot) = _____
- SITE REVIEW – TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00 = \$ _____
- SITE REVIEW - RESIDENTIAL \$100.00 x # _____ per dwelling unit = \$ _____
- SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
New construction \$.15 sq. ft. x # _____ sq. ft. = \$ _____
Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- IMPERVIOUS PAVED AREA (for new development) OR IMPERVIOUS PARKING LOT ADDITIONS (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____
- MOTEL/HOTEL \$35.00 x # _____ per lodging unit = \$ _____
- CHANGE OF USE (not to exceed \$5,000)
Existing floor space \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
- CONDITIONAL USE PERMIT \$150.00 x # 1 per application = \$ 150
- GRAVEL PIT/ EXCAVATIONS - Application fee \$50.00 & Permit fee \$75.00 = \$ _____
- EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN (\$150.00 minimum) \$50.00 x # _____ per hour of review \$ _____
- REQUEST FOR REZONING \$150.00 = \$ _____
- DRIVEWAY WAIVER – \$100.00 application fee = _____
Letter of rejection from Engineering Department, diagram & letter from owner \$ _____

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

- 1. Applicant & Owner, engineer, architect, land surveyor or soil scientist
Certified letters fee # 4 of x \$8.00 = \$ 32
- 2. Certified letters fee: # of abutters 9 X \$8.00 = \$ 72
- 3. First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00 = \$ _____
- 4. Creating/Printing Abutter Labels in triplicate per sheet 1 x \$10.00 = \$ 10

C. Foster's newspaper public notice fee

\$ 80.00

(Revised October 2, 2018)

TOTAL FEE \$ 264

CITY OF DOVER CONDITIONAL USE LIST OF ABUTTERS

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

Owner:

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

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Edward Minerowicz	Eversource Energy	74 Old Dover Road, Rochester, NH 03876

Surveyor and/or Engineer/Professional Agent:

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

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS

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

1. COLPRIT STEPHEN W & PHEBE C TRUSTEES,
COLPRIT STEPHEN W AND PHEBE C REV LIV TR
33 MESERVE RD
DOVER, NH 03820

Parcel ID: I0028-000000

(Book No. 2849/Page No. 222); Date: 20030909

Map: I-1, Lot: 28

Zone: R-40

Existing Use: R

Overlay District: Wetland Protection District & Conservation District

2. LANDRY DAVID P &, LANDRY LAURIE R
SPRUCE LN
DOVER, NH 03820

Parcel ID: I0029-000000

(Book No. 2004/Page No. 347); Date: 19980507

Map: I-1, Lot: 29

Zone: R-40

Existing Use: R

Overlay District: Wetland Protection District & Conservation District

1 Filing Fee

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

2 Project Description

On behalf of Eversource Energy (Eversource), Normandeau Associates, Inc. (Normandeau) is submitting a Conditional Use Permit application for the City of Dover requesting approval to replace utility pole structures within the existing Line 399 utility transmission right-of-way (ROW) in the City of Dover. Eversource proposes to replace two poles on the line in order to provide reliable electrical power to customers.

The proposed replacements in the City of Dover include structures 88 and 89 (Section 6, Proposed Plans). All work associated with this project is located within the existing ROW and disturbance will be temporary. Work will occur in wetlands for both structures and require work within a 50-foot buffer from the reference line of a freshwater wetland.

The only expected soil disturbance within the wetland buffer will occur where the replacement utility poles will be installed, approximately 10 feet from the existing poles. Construction will require using equipment capable of hauling new poles and excavation to install replacement poles. Wetland matting will be used for wetland crossings and upland matting will be used to limit ground disturbance and vegetation impacts within the wetland buffer area. Once the work is finished, matting will be removed and any disturbed areas will be restored. Road building, grading, and graveling outside of the wetland and wetland buffer may be required and will be restored to the extent practical.

During construction and through restoration, the Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire (NH Department of Natural and Cultural Resources, 2018) will be adhered to.

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

The proposed utility pole replacements for each identified structure located within transmission ROW Line 399 adheres to the criteria of Dover Code Zoning, Article VII, 170-27, 170-27.1.

Dover Code Zoning, Article VII, 170-27 (Conservation District):

- (1) To prevent the development of STRUCTURES and land uses on naturally occurring wetlands and flood-prone areas which would contribute to pollution of surface and ground water by sewage or other contaminants.
 - The proposed project will install new utility poles to replace existing utility poles that currently do not contribute to pollution. The proposed installations are not expected to contribute to pollution. Only clean material or native back fill will be used to install the new utility poles.
- (2) To prevent the destruction of natural wetlands or aquifer areas which provide flood protection, recharge of groundwater supply and augmentation of stream flow during dry periods.

- Work within wetlands will use best management practices along with erosion and sedimentation controls as appropriate. Impacts are not expected to permanently destroy or alter wetlands or streams. No impervious surface construction is proposed so the project will not prevent groundwater recharge or cause a flood hazard.
- (3) To prevent unnecessary or excessive expenses to the city to provide and maintain essential services and utilities which arise because of inharmonious use of wetlands and other environmentally sensitive areas.
- The proposed project is a public utility which provides an essential service to the community and will not result in expenses to the city.
- (4) To encourage those uses that can be most appropriately and safely located in wetland and other environmentally sensitive areas.
- Access routes were chosen to avoid and minimize disturbance in wetlands and streams and associated buffers to the extent possible. Utility pole replacements will include excavation within 10 feet from existing utility poles where new utility poles will be installed. Temporary erosion and sediment control methods will be used where necessary to prevent impacts to nearby existing wetlands.
- (5) To preserve existing natural drainage systems and the vegetation and wildlife habitats therein.
- No changes to natural drainage systems are proposed. Vegetation and related habitats will be protected using BMPs including temporary and permanent erosion and sediment controls.
- (6) To preserve wetlands and other environmentally sensitive areas for other ecological reasons inter alia, those cited in RSA 483-B.
- The proposed utility pole replacement work does not occur or fall within criteria of RSA 483 – B. The City of Dover will be copied on other state applications when applicable.
- (7) To preserve and enhance those aesthetic values associated with waterways and the natural shoreline.
- No changes in aesthetics resulting from the proposed project because existing utility poles will be cut at ground level and new utility poles will be installed within 10 feet from the base of existing poles with no change in structure height.
- (8) To protect public health and safety by minimizing hazards, including soil erosion, storm water runoff, SLOPE instability risks, and environmental degradation associated with development on steep and/or unstable slopes.
- BMPs will be utilized throughout construction to ensure erosion hazards are controlled and minimized in accordance with The Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire (NH Department of Natural and Cultural Resources, 2018).

Dover Code Zoning, Article VII, 170-27.1 (Wetland Protection District):

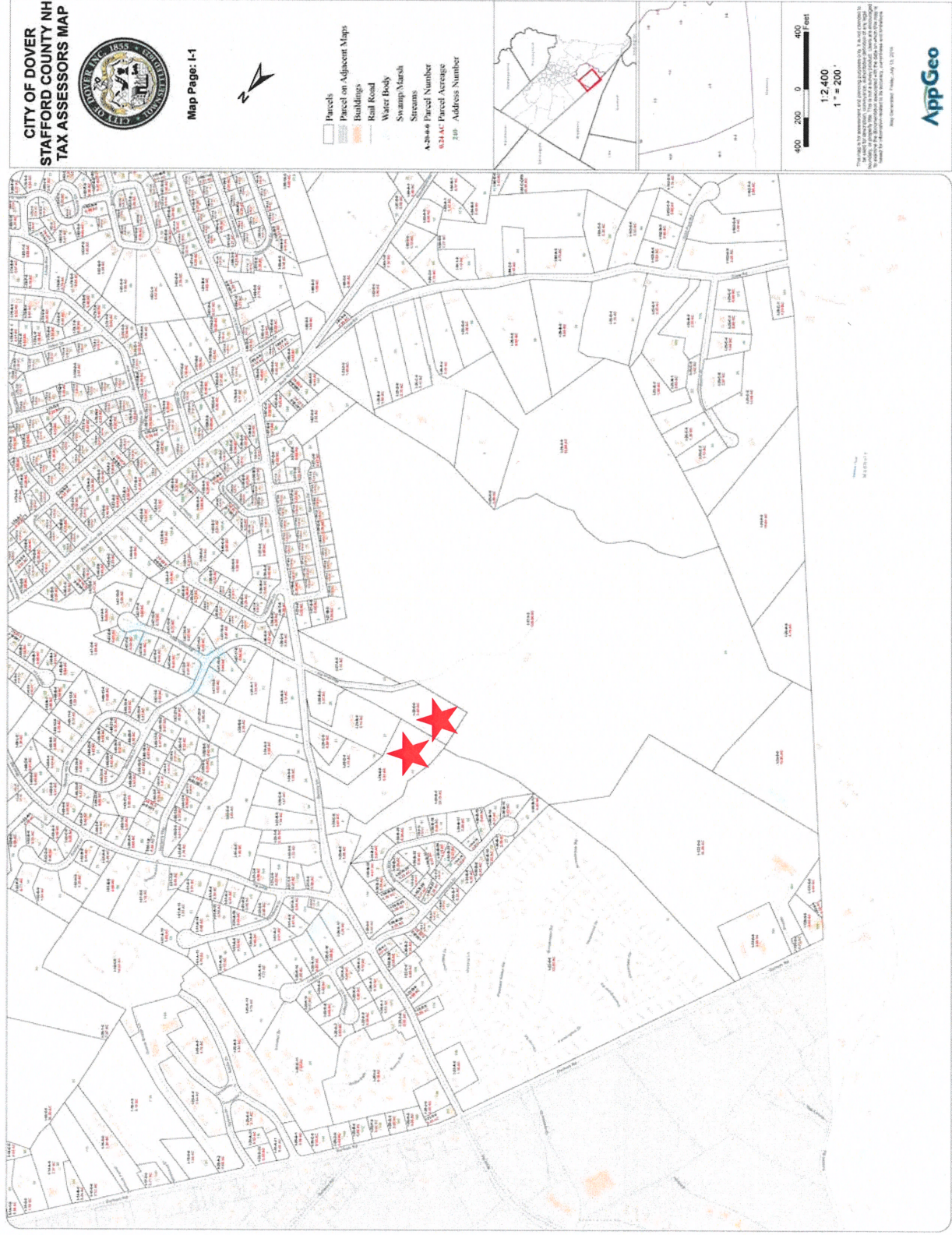
- (1) Prevent the development of STRUCTURES and land uses on wetlands, which will contribute to pollution of surface and ground water by sewerage, toxic substances or sedimentation.
 - The proposed project will install new utility poles to replace existing utility poles that currently do not contribute to pollution. The proposed installations are not expected to contribute to pollution. Only clean material or native back fill will be used to install the new utility poles.
- (2) Prevent the destruction of, or Significant changes to, wetlands which provide flood protection, recharge the groundwater supply and augment stream flow during dry periods and filtration of water flowing into ponds and streams.
 - Work within wetlands will use best management practices and erosion and sedimentation controls as appropriate. Impacts are not expected to permanently destroy or alter wetlands or streams. No impervious surface construction is proposed so the project will not prevent groundwater recharge or cause a flood hazard.
- (3) Protect unique and unusual natural areas and rare, threatened, and endangered species.
 - A project review was conducted by the New Hampshire Natural Heritage Bureau for this project and no records of unique and unusual natural areas and rare, threatened, or endangered species are present within the Project's vicinity.
- (4) Protect wildlife habitats, maintain ecological balances and enhance ecological values such as those cited in RSA 482-A:1.
 - No changes are proposed to natural drainage systems, streams, or wetlands. Vegetation and related habitats will be protected using BMPs; including temporary and permanent erosion and sediment controls. All impacts will occur within the utility right-of-way and matted vegetation is expected to rebound shortly within the current growing season, post proposed work.
- (5) Protect potential water supplies and existing aquifers (water-bearing stratum) and aquifer recharge areas.
 - As previously stated, no changes to natural drainage systems, streams, or wetlands are proposed. All activities will adhere to BMPs therefore Eversource anticipates potential water supplies and existing aquifers will not be affected.
- (6) Prevent unnecessary or excessive expense to the city for the purpose of providing and/or maintaining essential services and utilities, which might be required as a result of misuse or abuse of wetlands.
 - The proposed project is a public utility which provides an essential service to the community and will not result in expenses to the city.

- (7) Encourage those low-intensity uses that can be harmoniously, appropriately and safely located in wetlands.
- BMPs in accordance with The Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire (NH Department of Natural and Cultural Resources, 2018) will be adhered to throughout the process for the protection of wetlands and the surrounding environment.
- (8) Preserve and enhance the aesthetic values associated with wetlands in the City of Dover.
- There will be no changes in aesthetics resulting from the proposed project because existing utility poles will be cut at ground level and new utility poles will be installed within 10 feet from the base of existing poles with no change in structure height.
- (9) Avoid the high costs of constructing heavy STRUCTURES and prevent damage to STRUCTURES and abutting properties caused by inappropriate development in wetland areas.
- This project will replace existing utility poles to ensure reliable electrical power to customers. Other than the pole location, all impacts will be temporary. All areas will be restored to the extent practical upon completion.

3 Tax Maps

Proposed work is indicated with red stars on parcels (2 total) on attached parcel maps. Associated Easement Documentation is provided (Section 5).

The City of Dover uses an online GIS mapping system for public records of parcel information. Property record cards, location, and other pertinent information were obtained via the City of Dover's online interactive MapGeo program, located at: <https://dovernh.mapgeo.io>. Tax maps were downloaded from <https://www.dover.nh.gov/government/city-operations/finance/tax-assessment/tax-maps/index.html>.



4 Abutter List

The total number of abutters for the proposed maintenance amounts to 9.

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

Property Owner Information

Structure 88

Property ID	Location	Owner 1	Owner 2	Owner Address	City	State	Zip Code
I0028-000000	SPRUCE LN	COLPRIT STEPHEN W & PHEBE C TRUSTEES	COLPRIT STEPHEN W AND PHEBE C REV LIV TR	33 MESERVE RD	DOVER	NH	03820

Structure 89

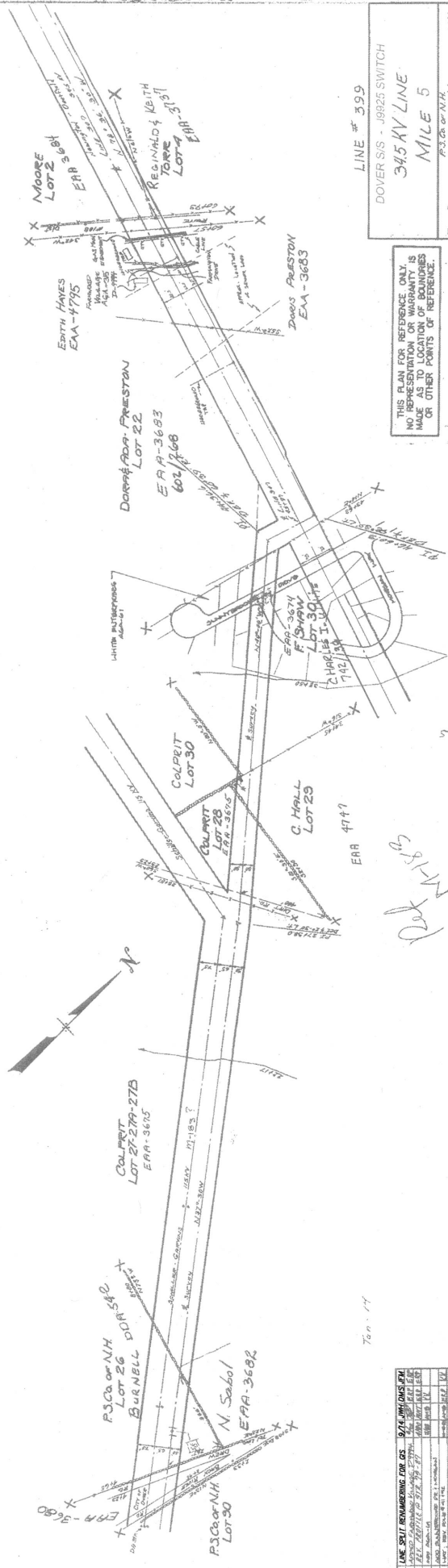
Property ID	Location	Owner 1	Owner 2	Owner Address	City	State	Zip Code
I0029-000000	17 SPRUCE LN	LANDRY DAVID P &	LANDRY LAURIE R	SPRUCE LN	DOVER	NH	03820

Abutter Information

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0027-000000	33 MESERVE RD	COLPRIT STEPHEN W & PHEBE C TRUSTEES	COLPRIT STEPHEN W AND PHEBE C REV LIV TR	33 MESERVE RD	DOVER	NH	03820
I0027-A00000	33 SPRUCE LN	STEPHENS JOYCE	STEPHENS JAY E	33 SPRUCE LANE	DOVER	NH	03820
I0029-A00000	29 SPRUCE LN	GAGNE JOSEPH E &	GAGNE JODIE A	29 SPRUCE LN	DOVER	NH	03820
I0029-B00000	27 SPRUCE LN	LAAKSO ERIK W		27 SPRUCE LANE	DOVER	NH	03820
I0029-D00000	19 SPRUCE LN	LACASSE CHRSTOPHER M		12 TREEHOUSE WAY	BARRINGTON	NH	03825-7471
I0030-B00000	SUNNYBROOKE DR	WHITE ENTERPRISES INC		ROUTE 108	DURHAM	NH	03824

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
I0030-C00000	9 SPRUCE LN	CUSSINS FAMILY REVOCABLE TRUST	CUSSINS ROGER L AND MARIANNE J TRUSTEES	269 LONG PONS RD	NORTHWOOD	NH	03261
I0033-C00000	26 SPRUCE LN	CARUSO JOHN A JR &	CARUSO MERCEDES R	26 SPRUCE LN	DOVER	NH	03820-4410
I0034-000000	28 SPRUCE LN	POKRZYWINSKI MARJORIE A &	POKRZYWINSKI JOHN M	28 SPRUCE LANE	DOVER	NH	03820

5 Property Easement Deeds

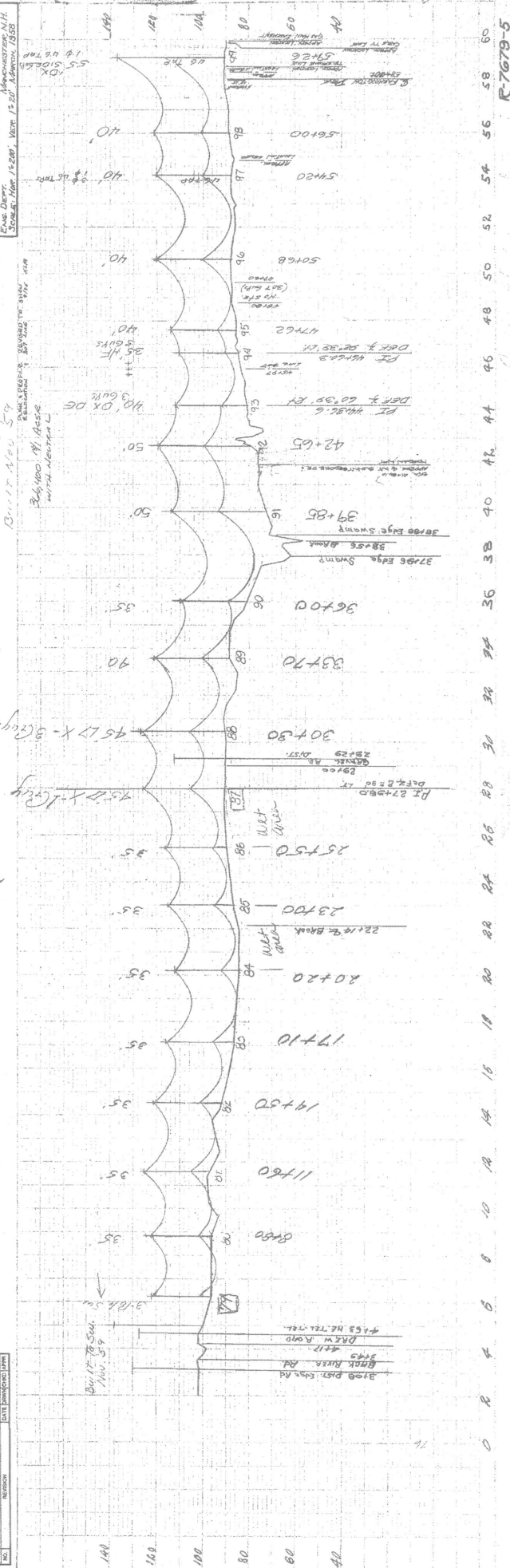


LINE # 399
DOVER SIS - J9825 SWITCH
34.5 KV LINE
MILE 5

THIS PLAN FOR REFERENCE ONLY
NO REPRESENTATION OR WARRANTY IS
MADE AS TO LOCATION OF BOUNDARIES
OR OTHER POINTS OF REFERENCE.

PLANNED BY: PSC of NH
DATE: 12/28/1988
SCALE: 1" = 100'

3. LINE SPLIT NUMBERING FOR DS		974.10010101	
NO.	DATE	REVISION	DATE
1	12/28/88	1	12/28/88
2	12/28/88	2	12/28/88
3	12/28/88	3	12/28/88
4	12/28/88	4	12/28/88
5	12/28/88	5	12/28/88



0 2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56 58 60

R-7679-5

BEAA 3674

FORD W. SHAW and MARY E. SHAW

of Dover, County of Strafford
in The State of New Hampshire
(hereinafter called the Grantors) for consideration paid, grant(s) to Public Service Company of New Hampshire, a corporation having its principal place of business at Manchester, in the County of Hillsborough, and The State of New Hampshire (hereinafter called the Grantee), with WARRANTY covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove electric transmission, distribution and communication lines consisting of suitable and sufficient cables, ducts, manholes, poles and towers, with suitable foundations, together with wires strung upon and extending between said poles and towers, for the transmission of electric current and intelligence, together with cross-arms, braces, anchors, wires, guys, grounds and other equipment over, under and across a Strip of land 100 feet in width in the town/city of Dover, county of Strafford in The State of New Hampshire.
Said 100 foot Strip shall extend 50 feet northeasterly and 50 feet southwesterly of a line or extension of a line, described as follows:

Beginning at a point on Grantors' southeasterly boundary line at land of Hall, said point of beginning being 96 feet northeasterly along said boundary line from the northeasterly corner of land of Colprit at the southwesterly corner of land of Hall; thence north 40° 00' west a distance of 940 feet more or less to Grantors' northwesterly boundary line at land of Preston.

Being a part of the premises described in deed of Freeman and Everett L. Thompson to Ford W. and Mary E. Shaw dated June 11, 1942 and recorded in the Strafford County Registry of Deeds, Book 510, Page 249.

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

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

All wood and timber on the Strip cut by the Grantee shall remain the property of the Grantor(s) but the Grantee shall have the right to cut, fit and leave such wood and timber in such manner as it may determine.

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

We, Ford W. Shaw and Mary E. Shaw, husband and wife
release to said Grantee all rights of dower, curtesy and homestead and other interest therein.

WITNESS our hand and seal this 14th day of February, 1958.

In the presence of

David Deans Jr
David Deans Jr

Ford W. Shaw
Mary E. Shaw

The State of New Hampshire

Strafford SS.
February 14 1958



Ford W. Shaw
Mary E. Shaw
Personally appeared and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me.

David Deans Jr
Notary Public Justice of the Peace

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

Notary Public

Justice of the Peace

PARTIAL RELEASE OF MORTGAGE

For value received, Granite State Cooperative Bank, Dover, New Hampshire
mortgagee under and holder of 2 certain mortgages from Ford W. Shaw and Mary E. Shaw
dated 4/24/56 and 10/23/57 and recorded in the Strafford County Registry
of Deeds, Books 659 & 681 & 279 respectively,
Page 318, does hereby release and discharge from said mortgage the rights and
easements herein described. Said mortgage shall remain in full force and effect as to the remainder of the premises
described therein.

Dated this 14th day of February, 1958.

Witness:

Christina C. McDonough

GRANITE STATE COOPERATIVE BANK

By Philip C. Keefe
Its Treasurer

The State of New Hampshire

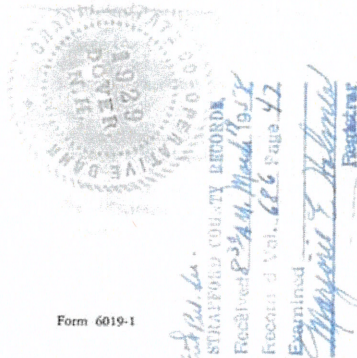
Strafford SS.
February 14, 1958

Philip C. Keefe, Treasurer of the Granite
State Co-operative Bank

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

Before me.

Christina C. McDonough
Notary Public Justice of the Peace



686-47

CAPTION PREMISES

TITLE REPORT

Freeman Thompson
Everett L. Thompson

Warranty Deed
Dated June 11, 1942
Recorded June 12, 1942
Book 510, Page 249.

to

Ford W. Shaw ✓
Mary E. Shaw, jointly

A certain tract of land with the buildings thereon, situated in said Dover, on the Southerly side of the Mast Road, so-called, bounded and described as follows; viz: Beginning on said Mast Road by land formerly of Simon Torr; thence running Easterly by said Mast Road to Spruce Lane, so-called; thence running Southeasterly by said Spruce Lane to land of Frank Hall; thence turning and running Westerly by said land of Frank Hall and land of the heirs of Frank Meserve to land of said Simon Torr; thence turning and running Northerly by said Simon Torr land to said Mast Road, at the point of beginning. Said tract containing 28 acres, more or less.

STATUS OF TITLE

Record Owners: Ford W. and Mary E. Shaw

Encumbrances: Right of way in Public Service Co., dated Oct. 14, 1953, recorded in Book 622, Page 255.
Mortgage to Granite State Co-Operative Bank, dated April 24, 1956 in the amount of \$1000.00. Recorded Book 659, Page 318.
Second mortgage to Granite State Co-Operative Bank, dated Oct. 23, 1957, in amount of \$2500. Recorded in Book 681, Page 279.
Sold lot 200 feet on Mast Road, 150 feet deep, on April 14, 1956 to Earl E. and Evelyn M. Woodward. Recorded in Book 659, Page 480.

Allen S. Daw
Attorney

Nov. 25, 1957.

TITLE REPORT

CAPTION PREMISES

Freeman Thompson
Everett L. Thompson

to

Ford W. Shaw
Mary E. Shaw, jointly

Warranty Deed
Dated June 11, 1942
Rec'd June 12, 1942
Book 510, Page 249

A certain tract of land with the buildings thereon, situated in said Dover, on the Southerly side of the Mast Road, so-called, bounded and described as follows; viz: Beginning on said Mast Road by land formerly of Simon Torr; thence running Easterly by said Mast Road to Spruce Lane, so-called; thence running Southeasterly by said Spruce Lane to land of Frank Hall; thence turning and running Westerly by said land of Frank Hall and land of the heirs of Frank Meserve; to land of said Simon Torr; thence turning and running Northerly by said Simon Torr land to said Mast Road, at the point of beginning. Said tract containing twenty-eight (28) acres, more or less.

STATUS OF TITLE

Record Owners: Ford W. Shaw and Mary E. Shaw as joint tenants.

Encumbrances: Right of way in Twin State Gas & Electric Co. over land of Thompson, dated Feb. 12, 1926 and recorded in Book 419, Page 236.

Right of way in J. Brodie Smith over land of Thompson dated Aug. 24, 1926 and recorded Book 423, Page 34.

Mortgage to Granite State Building and Loan Asso. in the amount of \$2500.00 dated April 10, 1953 and recorded in Book 615, Page 178.

September 24, 1953.

Glenn B. Davis
Attorney

TITLE REPORT

CAPTION PREMISES

Freeman Thompson
Everett L. Thompson

to

Ford W. Shaw
Mary E. Shaw, jointly

Warranty Deed
Dated June 11, 1942
Rec'd June 12, 1942
Book 510, Page 249

A certain tract of land with the buildings thereon, situated in said Dover, on the Southerly side of the Mast Road, so-called, bounded and described as follows; viz: Beginning on said Mast Road by land formerly of Simon Torr; thence running Easterly by said Mast Road to Spruce Lane, so-called; thence running Southeasterly by said Spruce Lane to land of Frank Hall; thence turning and running Westerly by said land of Frank Hall and land of the heirs of Frank Meserve; to land of said Simon Torr; thence turning and running Northerly by said Simon Torr land to said Mast Road, at the point of beginning. Said tract containing twenty-eight (28) acres, more or less.

STATUS OF TITLE

Record Owners: Ford W. Shaw and Mary E. Shaw as joint tenants.

Encumbrances: Right of way in Twin State Gas & Electric Co. over land of Thompson, dated Feb. 12, 1926 and recorded in Book 419, Page 236.

Right of way in J. Brodie Smith over land of Thompson dated Aug. 24, 1926 and recorded Book 423, Page 34.

Mortgage to Granite State Building and Loan Asso. in the amount of \$2500.00 dated April 10, 1953 and recorded in Book 615, Page 178.

September 24, 1953.

Glenn S. Davis
Attorney

TITLE REPORT

CAPTION PREMISES

Freeman Thompson
Everett L. Thompson

to

Ford W. Shaw
Mary E. Shaw, jointly

Warranty Deed
Dated June 11, 1942
Rec'd June 12, 1942
Book 510, Page 219

A certain tract of land with the buildings thereon, situated in said Dover, on the Southerly side of the Mast Road, so-called, bounded and described as follows; viz: Beginning on said Mast Road by land formerly of Simon Torr; thence running Easterly by said Mast Road to Spruce Lane, so-called; thence running Southeasterly by said Spruce Lane to land of Frank Hall; thence turning and running Westerly by said land of Frank Hall and land of the heirs of Frank Meserve; to land of said Simon Torr; thence turning and running Northerly by said Simon Torr land to said Mast Road, at the point of beginning. Said tract containing twenty-eight (28) acres, more or less.

STATUS OF TITLE

Record Owners: Ford W. Shaw and Mary E. Shaw as joint tenants.

Encumbrances: Right of way in Twin State Gas & Electric Co. over land of Thompson, dated Feb. 12, 1926 and recorded in Book 419, Page 236.

Right of way in J. Brodie Smith over land of Thompson dated Aug. 24, 1926 and recorded Book 423, Page 34.

Mortgage to Granite State Building and Loan Assn. in the amount of \$2500.00 dated April 10, 1953 and recorded in Book 615, Page 178.

September 24, 1953.

Elmer B. Davis
Attorney

IRVING W. COLPRIT and RUTH S. COLPRIT

of Dover, County of Strafford
 in The State of New Hampshire
 (hereinafter called the Grantors) for consideration paid, grant(s) to Public Service Company of New Hampshire, a corporation having its principal place of business at Manchester, in the County of Hillsborough, and The State of New Hampshire (hereinafter called the Grantee), with WARRANTY
 covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove electric transmission, distribution and communication lines consisting of suitable and sufficient cables, ducts, manholes, poles and towers, with suitable foundations, together with wires strung upon and extending between said poles and towers, for the transmission of electric current and intelligence, together with cross-arms, braces, anchors, wires, guys, grounds and other equipment over, under and across 2 XXXXXXXXXXXXXXXXXXXXXXXX feet in width in the town/city of Dover, county of Strafford in The State of New Hampshire. Described as follows:

One 40 foot right of way strip of land lying northeasterly of and adjacent to the 150 foot right of way strip of land deeded to Public Service Company of New Hampshire by Irving W. and Ruth S. Colprit by deed dated October 23, 1953 and recorded in Strafford County Registry of Deeds, Book 624, Page 5.

Said 40 foot right of way strip of land extends from land of Sabol on the south-east a distance of 1993 feet more or less to the northwesterly side line of road leading from Spruce Lane to the residence of said Colprit, or Meserve Road, so-called.

Also a 100 foot right of way strip of land in the City of Dover, County of Strafford, in The State of New Hampshire.

Said 100 foot right of way strip shall extend 50 feet northeasterly and 50 feet southwesterly of a line or extension of a line, described as follows: Beginning at a point on the northwesterly side line of road leading from Spruce Lane to the residence of said Colprit or Meserve Road, so-called, said point of beginning being 400 feet southwesterly along said road from Grantors' northeasterly corner at land of Hall; thence north 40° 00' west a distance of 261 feet more or less to Grantors' northeasterly boundary line at land of Hall.

Being a part of the premises described in deed of Laura A. Meserve
 to Irving W. and Ruth S. Colprit dated May 10, 1950 and recorded in the Strafford County Registry of Deeds, Book 580, Page 284.

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

The Grantor(s) for them sel. ves and their heirs, executors, administrators, successors and assigns, covenant(s) and agree(s) to and with the Grantee, its successors and assigns, that they will not erect or maintain any building or other structure or permit the erection or maintenance of any building or other structure of any kind or nature upon the Strip.

All wood and timber on the Strip cut by the Grantee shall remain the property of the Grantor(s) but the Grantee shall have the right to cut, fit and leave such wood and timber in such manner as it may determine.

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

We, Irving W. Colprit and Ruth S. Colprit, husband and wife,
release to said Grantee all rights of dower, curtesy and homestead and other interest therein.

WITNESS OUR hand and seal this 14th day of February, 1958.

In the presence of

David Deans Jr.
David Deans Jr.

Irving W. Colprit
Ruth S. Colprit

The State of New Hampshire

Strafford SS.
February 14 1958

Irving W. Colprit
Ruth S. Colprit
Personally appeared and acknowledged the foregoing instrument to be
their voluntary act and deed.

Before me.



Notary Public

Justice of the Peace

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

Notary Public

Justice of the Peace

PARTIAL RELEASE OF MORTGAGE

For value received, Strafford Savings Bank of Dover, N. H.
mortgage under and holder of a certain mortgage from Irving W. Colprit and Ruth S. Colprit
dated May 12, 1950 and recorded in the Strafford County Registry
of Deeds, Book 580, Page 219, does hereby release and discharge from said mortgage the rights and
easements herein described. Said mortgage shall remain in full force and effect as to the remainder of the premises
described therein.

Dated this 14th day of February, 1958.

Witness:

Emil G. Thorne

STRAFFORD SAVINGS BANK

By: William H. Thorne
Its President

The State of New Hampshire

Strafford SS.
Feb 14 1958

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

Notary Public

Justice of the Peace

STRAFFORD COUNTY RECORDS
Received Mar 19, 1958
Recorded Vol. 686 Page 75
Examined
William H. Thorne
Registrar

TITLE REPORT

CAPTION PREMISES

Laura A. Meserve, sometimes known
as Laura Whitely Meserve

to

Irving W. Colprit
Ruth S. Colprit

Warranty Deed
Dated May 16, 1950
Received May 15, 1950
Recorded Book 580, Page 22
284.

A certain parcel of land with the buildings thereon, situate in said Dover, bounded and described as follows: BEGINNING at a stake in the division line between land herein conveyed and land of Nicholas Sabol, at a point four hundred feet (400) Westerly from Spruce Lane, and running thence Northerly on a line parallel with the Westerly side line of Spruce Lane to land of John McGraw; thence running Northwesterly by land of said John McGraw across the Meserve Road and by land of said Cecilia Kelley; thence running Northerly by land of said Kelley and land of Carroll Hull to land of Ford Shaw; thence running Westerly by land of said Shaw to land of Harold V. Preston; thence running Southerly by land of said Preston; thence running Westerly by land of said Preston to land of Ernest Colprit; thence running Southerly by said Colprit's land to land of Ephriam Gardner; thence running Easterly by land of said Gardner to land of Charles H. Burnell; thence running Northeasterly by land of said Burnell and land of said Sabol to the point begun at.

Nevertheless there is excepted out of the above described premises all public rights which may exist in the Meserve Road, so-called.

STATUS OF TITLE

Record Owners: Irving W. and Ruth S. Colprit as joint tenants.

Encumbrances: Mortgage to Strafford Savings Bank in amount of \$4000., dated May 12, 1950 and recorded in Book 580, Page 219.

Easement to Public Service Co. of N. H., dated Oct. 23, 1953, Recorded in Book 624, Page 5.



Attorney

Dec. 26, 1957.

TITLE REPORT

CAPTION PREMISES

Laura A. Meserve, sometimes
known as Laura Whitely Meserve
(Frank A. Meserve, husband)

Warranty Deed
Dated May 10, 1950
Received May 15, 1950
Book 580, Page 284

to
Irving W. Colprit
Ruth S. Colprit

A certain parcel of land with the buildings thereon, situated in said Dover, bounded and described as follows, viz; Beginning at a slate in the division line between land herein conveyed and land of Nicholas Sabol, at a point four hundred (400) feet Westerly from Spruce Lane, and running thence Northerly on a line parallel with the Westerly side line of Spruce Lane to land of John McGraw; thence running Northwesterly by land of said John McGraw across the Meserve Road and by land of said Cecelia Kelley; thence running Northerly by land of said Kelley and land of Carroll Hall to land of Ford Shaw; thence running Westerly by land of said Shaw to land of Harold V. Preston; thence running Westerly by land of said Preston to land of Ernest Colprit; thence running Southerly by said Colprit's land to land of Ephaim Gardner; thence running Easterly by land of said Gardner; thence running Southerly by land of said Gardner to land of Charles Burnell; thence running Northeasterly by land of said Burnell and land of said Sabol to the point begun at.

Nevertheless there is excepted out of the above described premises all public rights which may exist in the Meserve Road, so-called.

STATUS OF TITLE

Record Owner: Irving W. Colprit and Ruth S. Colprit, jointly.

Encumbrances: Mortgage to Strafford Savings Bank in the amount of \$4000.00, dated May 12, 1950 and recorded Book 580, Page 219.

September 23, 1953.

Blair P. Davis

Attorney

TITLE REPORT

CAPTION PREMISES

Laura A. Meserve, sometimes
known as Laura Whitely Meserve
(Frank A. Meserve, husband)

Warranty Deed
Dated May 10, 1950
Received May 15, 1950
Book 580, Page 284

to
Irving W. Colprit
Ruth S. Colprit

A certain parcel of land with the buildings thereon, situated in said Dover, bounded and described as follows, viz; Beginning at a slate in the division line between land herein conveyed and land of Nicholas Sabol, at a point four hundred (400) feet Westerly from Spruce Lane, and running thence Northerly on a line parallel with the Westerly side line of Spruce Lane to land of John McGraw; thence running Northwesterly by land of said John McGraw across the Meserve Road and by land of said Cecelia Kelley; thence running Northerly by land of said Kelley and land of Carroll Hall to land of Ford Shaw; thence running Westerly by land of said Shaw to land of Harold V. Preston; thence running Westerly by land of said Preston to land of Ernest Colprit; thence running Southerly by said Colprit's land to land of Ephraim Gardner; thence running Easterly by land of said Gardner; thence running Southerly by land of said Gardner to land of Charles Burnell; thence running Northeasterly by land of said Burnell and land of said Sabol to the point began at.

Nevertheless there is excepted out of the above described premises all public rights which may exist in the Meserve Road, so-called.

STATUS OF TITLE

Record Owner: Irving W. Colprit and Ruth S. Colprit, jointly.
Encumbrances: Mortgage to Strafford Savings Bank in the amount of \$4000.00, dated May 12, 1950 and recorded Book 580, Page 219.

September 23, 1953.

Glenn S. Davis
Attorney

KNOW ALL MEN BY THESE PRESENTS

THAT.....I, Frank A. Hall.....
 of.....Dover.....County of.....Strafford.....
 in the State of New Hampshire.....
 (hereinafter called the first party) in consideration of one dollar paid by J. Brodie Smith and assigns (hereinafter called the second party), the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the second party, its successors and assigns, the perpetual right and easement to erect, repair, maintain, rebuild, operate and patrol an electric transmission line, consisting of suitable and sufficient poles or towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms, braces, anchors, wires and guys, over and across the lands owned by the first party in the town of Dover in said County, of Strafford bounded and described as follows:

Northerly by land of Freeman and Everett Thompson

Easterly by Spruce Lane

Southerly by Meserve Heins Property

Westerly by land of Freeman and Everett Thompson

The exact location of the transmission lines aforesaid is to be selected by the second party, after its final surveys have been completed, within the above limitations.

Permission is given to remove such trees as in the judgment of the second party may interfere with or endanger said line or its operation. Permission is also given to trim or remove trees and underbrush for a width of fifty ft. on each side of the center line of said transmission line. The second party covenants and agrees for itself, its successors and assigns to pay all taxes that may be assessed on the poles or wires erected hereunder on the premises of the first party.

The second party agrees that before transmitting electricity over the transmission line, rights for which are granted in this instrument, it will pay or tender to said first party the sum of \$^{49.00}....., and the first party hereby agrees to accept said sum as full payment for all rights granted hereunder and as full compensation for any damage done to his property by the exercising of the rights herein granted.

The second party agrees to cut all wood upon said right of way strip into four foot lengths. Said wood to remain the property of the first party.

To have and to hold to the said second party, its successors and assigns forever.

The first party covenants and agrees that he has full right, title and authority to convey the foregoing rights and privileges and will defend same to said grantee against the claims or demands of all persons.

And I, the ~~wife~~... of said first party, hereby release all my rights of dower ~~claim~~ in the foregoing promises so far as affected by the above conveyance.

WITNESS the hand and seal of the first party this ^{31st}.....day of *July*....., 1926.

In the presence of

C. O. Randall
to both.

Frank H. Hall

Clara J. Hall

State of New Hampshire

Strafford.....SS.

Aug. 9.....1926.

Frank H. Hall and
Clara J. Hall
.....
personally appeared and acknowledged the foregoing instrument to be ~~their~~ voluntary act and deed.
Before me,

Robert R. Davis
Justice of the Peace
Notary Public

State of New Hampshire

Notary Public
J. H. [Signature]
Borers no.
In witness whereof, I have hereunto set my hand and the seal of my office, at the City of Concord, New Hampshire, this 22nd day of June, 1922.

Frank H. Hall
Clara J. Hall
J. H. [Signature]
J. H. [Signature]

158

DREED
X FRANK H. HALL
CLARA J. HALL
TO
X J. BRODIE SMITH, TRUSTEE
\$49.00

STAFFORD COUNTY RECORDS
Received 5-24-22
Recorded Vol 423 Page 35
Examined [Signature]
Registered [Signature]

[Handwritten text, mostly illegible due to cursive and bleed-through]

of power...
and it is the duty of every citizen to...
The first duty of every citizen is to...
to peace and to join to the first duty...

2

That I, Frank H. Hall
of Dover, County of Strafford
State of New Hampshire, in consideration of one Dollar to me paid by
the Twin State Gas & Electric Company, a corporation duly established by law and
authorized to transact business in the State of New Hampshire, do hereby agree to
sell and convey to the said Twin State Gas & Electric Company, its successors and
assigns at any time within nine months, upon the payment to me of \$25.00 per acre,
the right to erect, use, and repair and replace poles for the purpose of operating
and carrying lines of wire of said Company upon a strip of land one hundred (100)
feet wide in the County of Strafford, State of New Hampshire, bound-
ed and described as follows:

On the North by other land of said Frank H. Hall and
land of Freeman Thompson

On the East by Spruce Lane

On the South by other land of said Frank H. Hall

On the West by land of Freeman Thompson

together with the right to enter upon said tract for the purpose of erecting, re-
pairing, replacing, and adding to said lines of wire.

This agreement is upon the further condition that as a part of said consider-
ation the said Twin State Gas & Electric Company shall pay to me for each thousand
of lumber upon said right of way cut by said Company the sum of eight dollars, and
for each cord of wood cut thereon the sum of two dollars.

And I, Clara J. Hall wife of said, Frank H. Hall,
in consideration aforesaid, do hereby agree to relinquish my right of dower ~~estate~~
in and to the rights above described.

signed and sealed this 8th day of Feb, 1926.

Witness:

G. W. Randall

Frank H. Hall
Clara J. Hall

[illegible]

John J. Kane

1. The first of these is the fact that the Commission has not yet received any information from the Government of the United States regarding the activities of the Committee for the Liberation of the People of the East (CLPE) in the United States.

3 TO 50,000; IN OTHER AREAS THE NUMBER OF COUNTRIES IS SMALLER.

0-9 BOL MIST FOR : TATS GO QUACKY -

BY TELETYPE FROM NEW YORK TO WASHINGTON, APRIL 11, 1954. (P)

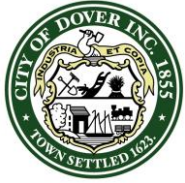
[illegible]

STRAFFORD COUNTY RECORDS
9.33-2.m
Feb 23 1926

Examiner George E. Welch

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

6 Proposed 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, December 9, 2019
Meeting Time: 5:30 pm

Baker: The wetland scientist identified a vernal pool on the eastern end of the parcel and we have revised our plans to reduce the parking and move the boathouse to not impact that area.

Hunt: Preserving the vernal pool is good. Have you considered porous pavement in that area of parking?

Baker: We can't have porous pavement because we are not allowed to infiltrate water into the soil below.

Aube: What are your storm water treatment plans for the site?

Baker reviewed the detailed storm water features shown on the plans. The plans have been submitted to DES under the AOT permit.

Bird: The DES has had the AOT permit for a couple of months and the wetlands permit was submitted the end of October. DES has 75 days to approve permit. We wanted to get your decision now.

Fellows moved to endorse the NHDES Wetlands Permit and Conditional Use Permit as presented, Erickson seconded.

Vote: 7 in favor

- B. NHDES Standard Wetlands Permit for Timothy & Linda Gorman, Assessor's Map N, Lot 8-1-6, zoned R-40, located at 74 Saddle Trail Drive.

Steve Riker of Ambit Engineering was present to explain the proposal to construct a dock adjacent to the tidal Fresh Creek. Proposed dock has a 4' x 10' landing, a 4' x 8' accessway, a 4' x 60' fixed wood pier, a 3' x 35' seasonal aluminum gangway, and a 10' x 20' seasonal float, with a permanent tidal wetlands impact of 545 square feet and a permanent tidal buffer zone impact of 72 square feet. It is a good size lot. The dock is located to have the least impact to the salt marsh. The floating dock will have float stops.

Aube: How will the piles be installed?

Riker: We will use a vibratory hammer from a barge for those.

Hunt: Are there any state regulations about the boat sitting in the mud will tied up to the dock?

Riker: No just for the floats stops.

Schmidt: What are the piles made of?

Riker: They are yellow pine.

Fellows moved to endorse the DES Wetlands Permit as presented, Kramer-Perry seconded. Vote: 7 in favor

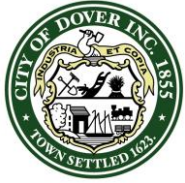
- C. City of Dover Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 28, owned by Stephen & Phebe Colpritt Revocable Living Trust at 33 Meserve Road, zoned R-40, and Assessor's Map I, Lot 29, owned by David & Laurie Landry at 17 Spruce Lane, zoned R-40.

Sarah Barnum of Normandeau Associates and Ed Minerowicz of Eversource were present to explain the proposal to replace two existing utility pole structures in a utility easement, with temporary wetland impacts of 5,389 square feet and temporary 50-foot wetland buffer impacts of 29,410 square feet.

Barnum: The wetland buffer impacts are only 4,577 square feet, not the number on the agenda. Timber mats will be placed on the access roads.

Hunt confirmed that the new single wooden poles will be placed within a few feet of the existing poles.

Minerowicz: The installation will happen in the winter when the ground is frozen to lessen impacts.



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, December 9, 2019
Meeting Time: 5:30 pm

Aube confirmed that the standard erosion and sediment control measures will be used.

Aube moved to endorse the Conditional Use Permit as presented, Atwood seconded. Vote: 7 in favor

D. Vote on request for expenditure from the Conservation Fund for:

1. Expenditure to hire Forest Land Improvement, Inc. to prepare a Forest Management Plan for City Parcels off Tolend Road - \$4,240

Fellows explained this is a contract for the preparation of a forest management plan for City parcels around the Tolend Road landfill. We went out to bid and had one reply. After an interview we decided to contract with this forester, who came highly recommended. He has done work for municipalities and land trusts.

Hunt: Any idea why we got only one response?

Fellows: One of the foresters was too busy but others may not enjoy working with municipalities. He has relationships with logging companies. We would like to use any proceeds for more management plans or planting urban street trees.

Schmidt motioned to approve the requested expenditures of \$4,240 from the Conservation Fund, Erickson seconded. Vote: 7 in favor.

5. REPORT FROM THE CHAIR

A. Review of Correspondence Received From NH Department of Environmental Services:

- Letter from DES to Cocheco Country Club regarding a potential violation for wetlands disturbance.
- Letter from NHACC with copy of publication "Trails for People and Wildlife"

6. OTHER BUSINESS:

A. Discussion on ideas for amendments to Wetlands Protection District, Conservation District, and Groundwater Protection Ordinances

Bird explained that the Planning Board is soliciting ideas for any potential amendments that the Conservation Commission wants to make to the environmental ordinances like wetlands, conservation or groundwater protection districts. Bird e-mailed the 3 ordinances to members.

Fellows: I looked them and had no issues with them.

Aube: We did run into an issue on an application where the front building setback requirement was pushing the building further into the Conservation District. The issue was CUP versus variance.

B. Mark Your Calendar for Planning Board Meet and Greet – Tuesday, January 14, 2020 at 5:30 PM

Bird asked members to RSVP to him by January 7th if they plan to attend.

Bird distributed copies of the 2020 meeting schedule. The only meeting not on the 2nd Monday is October, which is on a Tuesday.

7. ADJOURNMENT

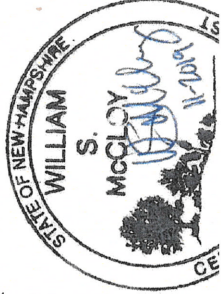
The Chair declared the meeting adjourned at 7:00 pm.



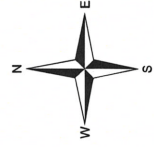
Data source: NHD, NH GRANIT, ESRI

- 399 Right-of-way
- Existing structure
- Existing structure to be replaced
- Access Path
- Stonewall
- Work Pad

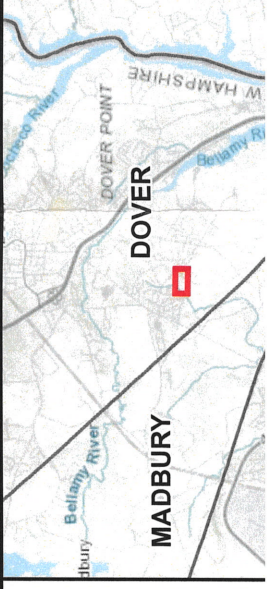
- Roads NHDOT
- Parcels



Town: Dover

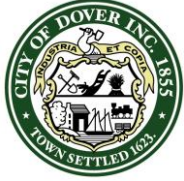


1 inch = 100 feet



Eversource - 399 Line
Structure Replacement

Date: 11/20/2019



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P19-61

Application Type: Site Plan
Applicant(s): Sojourn Property Management, LLC
Owner(s): Sojourn Property Management, LLC
Location: 66 Third St (Assessor's Map 31, Lots 7 & 8)
Meeting Date: January 28, 2020

INTENT: To eliminate 7 commercial units on the second floor and convert into 10 residential apartments (9 with 1 bedroom, 1 with 2 bedrooms)

LOTS/UNITS PROPOSED: 10 residential units

AGENDA ITEM #: 4-C

ACREAGE: 0.68 acres

ZONING DISTRICT: CBD-G

EXISTING LAND USE:
Commercial

PROPOSED LAND USE: Mixed use

SURROUNDING LAND USE:
Residential, Commercial, Railroad

ZBA ACTION: None

ATTACHMENTS: Application materials, Site Plan, TRC minutes from 12/19/19

APPLICATION IS COMPLETE:
Yes

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: N/A

Summary of Request and Background

The applicant is proposing to convert 7 second floor commercial units into 10 residential apartments at their mixed use building at 66 Third Street.

The units would be serviced by public water and sewer and are intended as rentals. The Technical Review Committee reviewed this application a second time at their December 19, 2019 meeting (minutes are 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: Site Plan:

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

Conditions to Be Met Prior to the Signing of Plans:

1. The applicant shall provide:
 - a. a digital version of plan set
 - b. lot merger be recorded at SCRD
2. The applicant must revise final plan set to:
 - a. Add the owner's signatures to the final plat
 - b. Add LLS, PE, Architect, and LLA signatures and stamps to final plan
 - c. Correct typo to "Existing" on Index
 - d. Revise landscaping to have tree boxes/wells to City specifications to the satisfaction of the City Engineer or Assistant City Manager.
 - e. Place sheets A1 and A2 in plan set package
 - f. Add common site plan notes 14, 31, & 33
 - g. Determine off site improvement contribution to the roundabout to the satisfaction of the Assistant City Manager.

Conditions to Be Met Prior to any Construction Activity:

3. 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.
4. Contribution of the roundabout must be paid to the City.

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

5. The new building 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:

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

66 Third Street

**Property Information**

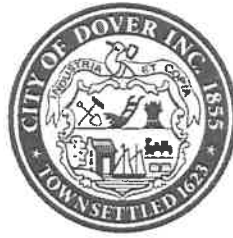
Property ID 31007-000000
Location 66 THIRD ST
Owner SOJOURN PROPERTY MANAGEMENT LLC
Land Use 307

**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 10/18/2019
Data updated Daily

CHRISTOPHER G. PARKER, AICP
Assistant City Manager
Planning & Strategic Initiatives
c.parker@dover.nh.gov



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6049
www.dover.nh.gov

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

INSTRUCTIONS TO APPLICANTS TO THE DOVER PLANNING BOARD

**IMPORTANT: PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE
FILLING OUT ATTACHED APPLICATION.
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED FOR REVIEW.**

Dear Applicant:

This will serve to briefly inform you regarding the process to have the Dover Planning Board (the Board) review a land use application. Please refer to the NH Statutes on Land Use and Regulation the Dover Code, and our Developer's Handbook for more specific information.

The Board primarily reviews 5 types of applications:

1. **Site Plans** - A site plan is a professionally rendered drawing which delineates the proposed development of a site. This plan is required for non-residential development, creation of multi-family residential structures, and for extensions of parking lots and alteration of an acre or more of land. These plans require meeting with the Technical Review Committee before Planning Board review.
2. **Subdivisions** - A subdivision is the division of the lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. Major subdivision plans (4+) require meeting with the Technical Review Committee before Planning Board review.
3. **Lot Line Adjustments** - A lot line adjustment alters the size of two (2) or more lots, but does not create a new buildable lot.
4. **Conditional Use Permits** - A conditional use permit is required for any alteration of wetlands, wetland buffers or work within the City's conservation district. Additionally, a conditional use permit could be issued as to offer relief in the Central Business District, for plans in the Residential Mixed Use Overlay District, or parking relief. Environmental Conditional Use Permits are acted on after Conservation Commission review.
5. **Excavation Permits** - NH RSA Chapter 155-E grants municipalities the authority to regulate earth excavations within their borders. This authority rests with the Planning Board.

The Board cannot and will not review applications that do not meet zoning requirements. **Please review the need to apply to the Zoning Board of Adjustment prior to applying to the Board.**

Professional agents will prepare your application; however, you may represent yourself or authorize, in writing, someone else to represent you before the Planning Board.

In most cases, the first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, and a PDF, need to be provided, along with payment of plan review fees. These meetings occur on Thursday, and materials and payment must be submitted three (3) weeks prior to meeting. Meetings are scheduled, upon receipt of completed applications with the full checklist and payment.

The next step would be to provide, two weeks prior to Planning Board, the final plan sets (three (3) full size and twelve (12) half size (11x 17), folded, copies of the plan), and 15 copies, and a PDF, of all supporting materials, including response to TRC comments. Please print all materials on both sides of paper.

For projects not appearing before the Technical Review Committee, Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and 15 copies, plus a PDF, of plans and materials, 3 weeks prior to the Planning Board meeting. Please print all materials on both sides of paper.

Staff will generate an abutter list, and Abutter/Notice Fees will be invoiced. They are due 28 hours prior to Planning Board. If they are not paid, the application will not be heard.

Once an item is placed upon an agenda the following process is used:

- The Board will hold a public hearing on your application at a regularly scheduled meeting
 - Typically the second or fourth Tuesday of the Month.
- Public notice of the hearing will be posted at the City Clerk's office and the Planning Department office and printed in the newspaper.
- Certified letters will be mailed to you and to all abutters at least ten days before the date of the hearing.
- 28 hours prior to the meeting, abutter/notice fees must be paid
- At the meeting
 - Staff will introduce your project
 - You and all other parties will be invited to appear in person or by agent or counsel to present your application.
 - Your project will be pre-loaded onto a laptop for review by the Board and public
 - The Board may ask clarifying questions
 - The Board will vote to accept jurisdiction on the application
 - If accepted:
 - The Board will hold a public hearing
 - The Board may ask additional questions
 - The Board will deliberate on your application
 - Typically decisions are made the night of the presentation, but an application may be tabled
 - After deliberation, a decision will be made.
 - You will be sent a notice of the decision.



City of Dover, New Hampshire SITE REVIEW APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: Sojourn Properties, LLC. Telephone # 603-661-2919

Address of Applicant: 750 Exeter Road, Hampton, NH 03842-1022

E-Mail Address: bwdumontproperties@gmail.com

Name of Property Owner (if different from applicant): N/A Telephone # _____

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: 66 Third Street

Assessor's Map # 31 Lot(s) # 7 & 8

Zoning District(s) CBD Overlay District(s) _____

Size of Parcel: 36.460 sq. ft. 0.83 ac. Property Deed: Book 2714 Page: 680

Existing Use of Property: Mixed commercial

SITE PLAN INFORMATION

Describe Proposed Use: Eliminate 7-commercial units on the 2nd floor and construct 10 residential apartments.

Area of Parcel to be Developed: Parcel is fully developed, no exterior changes proposed. sq. ft.

If Multi-family Residential, Specify Number of Units & Buildings Proposed: 10 in existing building

Number of Parking Spaces: Existing 28 Proposed 28

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

Number of Employees Total: _____ In Maximum Shift: _____

Disposition of Parcel:

Building Setbacks:

Building Footprint 20,941 sq. ft.

Front Yard 5 ft.

Total Building Area 54,166 sq. ft.

Rear Yard 0 ft.

Paved Area 13,678 sq. ft.

Side Yard: Right 0 ft. Left N/A ft.

City Water? ☒ Yes ☐ No How far is city water from the property? _____City Sewer? ☒ Yes ☐ No How far is city sewer from the property? _____**BUILDING INFORMATION**Type of Building to be Built: N/A interior fit-up only

Height of Building: _____ Finished Floor Elevation: _____

Number of Seats (where applicable) _____

Estimated value of construction: _____ 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*):N/A**SURVEYOR INFORMATION**Name of Surveyor and Company (Licensed in N.H.) Kevin McEneaney, L.L.S. - McEneaney Survey Associates, Inc.Address 24 Chestnut St. Dover, NH 03820 Telephone #: 603-742-0911Professional License #: 661 E-mail address: kevin@surveynh.com**ENGINEER INFORMATION**Name of Engineer and Company (Licensed in N.H.) Christian O. Smith, PE -Beals Associates, PLLC.Address 70 Portsmouth Ave. Stratham, NH 03885 Telephone #: 603-583-4860Professional License #: 9900 E-mail address: csmith@bealsassociates.com**ARCHITECT INFORMATION**Name of Architect and Company (Licensed in N.H.) Jeremiah JohnsonAddress 4 Market St. Portsmouth, NH 03801 Telephone #: 603-430-0274

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) _____ N/A _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) _____ N/A _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ N/A _____ Telephone # _____

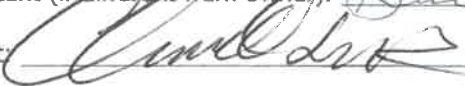
Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner:  Date: 7/30/19

Signature of Applicant (if different from owner):  Date: 7/30/19

Signature of Agent:  Date: 7/30/19

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: 7/30/19

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: 7/30/19

Signature of Applicant (if different from owner):  Date: 7/30/19

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: 7/30/19

Signature of Applicant (if different from owner):  Date: 7/30/19



City of Dover, New Hampshire SITE PLAN REVIEW SUBMISSION CHECKLIST

[Revision Date: June 4, 2019]

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.

The first step would be to appear before the Technical Review Committee, to apply, eight (8) folded copies of the site plan with scale of not less than 1"=50' or 1"=100' for larger site plans, need to be provided, along with payment of plan review fees.

Two weeks prior to Planning Board, three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, including response to TRC comments, will be due. Abutter/Notice Fees will be invoiced and need to be paid 28 hours 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: Sojourn Property Mgmt, LLC File Number: _____

PROJECT TITLE: Change of Use 66 3rd St.

PROPERTY LOCATION: 66 3rd Street Tax Map: 31 Lot: 748

	Where/How Provided	Reviewed
1. Completed and signed Application form	enclosed	
2. Plan Review Fees are provided	enclosed	
3. Electronic copy of the engineered/surveyed plan layout	stick drive	
4. Electronic copy of supplementary materials and application	"	
5. Traffic Impact Assessment and Analysis (Standard or Advanced)	enclosed	
6. Waiver requests to the Site Plan Review Regulations, with written justification	N/A	
7. Conditional Use Permit applications	N/A	
8. A colored rendering of the streetscape that will be created along the existing public right-of-way	Plans	
9. A colored architectural plan showing all sides of buildings	N/A existing	
10. 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:	Plans	
Location map at appropriate scale	✓	
Proposed Project name and title and Planning File #	✓	
Date, north arrow and scale	✓	
Names of all abutting property owners	✓	
Name and address of owners and/or applicants	✓	
Signature & stamp of NH licensed land surveyor and/or engineer	✓	
Zoning District boundaries, including any special or overlay districts	✓	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	✓	
Location and widths of existing & proposed easements & right of ways	✓	
Location and width of existing and proposed access/egress ways	✓	

	Explain How Provided	Reviewed
Depict pedestrian walkways and accessible access	✓	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	✓	
Existing and proposed topographic information at two foot intervals	✓	
Existing and proposed buildings and structure locations	✓	
Minimum building setbacks or build to lines on all lots	✓	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	✓	
Existing and proposed water lines and fire hydrants, including materials and capacity needed	✓	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	✓	
Existing and proposed stormwater lines and facilities	✓	
Lighting plan depicting all existing and proposed exterior light fixtures and a lighting level analysis for parking lots	N/A existing	
Location of Flood Hazard Zone	N/A	
Location of all bodies of water and watercourses	N/A	
Location of wetlands and buffers	N/A	
Neighborhood plan with aerial underlay showing how project relates to abutting uses within the plan set	✓	
Existing natural features and/or significant vegetation on property	✓	
Depict existing contours up to 100 ft. beyond project limits	✓	
Landscape plan depicting existing and proposed landscaping, prepared by a licensed Professional Landscape Architect	N/A	
Location of parking layout delineating spaces and arrangement; note addressing maximum required spaces	✓	
Location, material and size of existing and proposed pavement area	✓	
Location of proposed fire lanes	N/A	
Specify finished floor elevations of buildings	✓	
Location of solid waste disposal facilities (dumpster, pad and screening, etc.), including required screening	✓	
Depict all service, storage, loading bays and utility areas	✓	
All applicable Dover Common Site Plan notes	✓	
11. Additional Information if appropriate		
Stormwater Management Plan depicting the existing & proposed storm drainage system and engineered drainage analysis	N/A	
Stormwater Management System Operation and Maintenance Plan	N/A	
Letter to Serve from Public and Private Utilities	Pending	
Erosion and Sedimentation Control Plan	N/A	
Landscape Operation and Maintenance Plan	N/A	
Proposed restrictive covenants or homeowners association documents	N/A	
Dates and permit numbers of all required state and federal permits	N/A	
If wetland buffer, indicate placards locations, as applicable	N/A	
Depict test boring locations, groundwater elevations and soil profiles and/or soils types call-outs	N/A	
Location of proposed drive-in facilities	N/A	
Provide additional exhibits/technical data determined appropriate by the Planning Board or its staff as required	Pending	

REVIEWED BY: _____ DATE _____ TRC DATE _____

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):
 - ☐ SUBDIVISION \$150.00 x # _____ new lots created= \$ _____
 - ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$ _____
 - ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00= \$ _____
 - ☐ SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit= \$ _____
 - ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
 - o New construction \$.15 sq. ft. x # _____ sq. ft.= \$ _____
 - o Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
 - ☒ CHANGE OF USE (not to exceed \$5,000)
 - o Existing floor spaces \$.10 per sq. ft. x # 7,763 sq. ft. = \$ 776.30
 - ☐ CONDITIONAL USE PERMIT \$150.00 x # _____ per application= \$ _____
 - ☐ GRAVEL PIT/ EXCAVATIONS
 - o Application fee \$50.00= \$ _____
 - o Permit fee \$75.00= \$ _____
 - ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN \$50.00 x # _____ per hour of review (3 hour minimum)= \$ _____
 - ☐ REQUEST FOR REZONING Application fee \$150.00= \$ _____
 - ☐ DRIVEWAY WAIVER Application fee \$100.00= \$ _____
- SUB TOTAL=** \$ 776.30

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____

TOTAL PLAN REVIEW FEE= \$ 776.30

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - o Certified letters fee # 4 of x \$8.00= \$ 32.00
 - ☐ Certified letters fee: # of abutters 30 X \$8.00= \$ 240.00
 - ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$ —
 - ☐ Creating/Printing Abutter Labels in triplicate per sheet 4 x \$10.00= \$ 40.00
- SUB TOTAL=** \$ 392.00

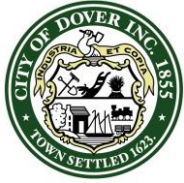
C. Foster's newspaper public notice fee

TOTAL NOTICE FEE= \$ 80.00
\$ 472.00

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.

P19-61 66 Third Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
06030-000000	35 SECOND ST	ROSE SANDRA C	SPIELMAN STEVEN B	10 FERN WAY	MADBURY	NH	03823
06044-000000	60 THIRD ST	VARNEY JAMES & LINDA TRUSTEES	VARNEY JAMES LIVING REVOCABLE TRUST	88 COUNTY FARM ROAD	DOVER	NH	03820
06054-000000	THIRD ST	BOSTON & MAINE RR	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA	MA	01862
06054-A00000	THIRD ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
06054-C00000	CHESTNUT ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
31004-000000	35 37 CHESTNUT ST	BOSTON & MAINE RR %GUILFORD TRANS	IRON HORSE PARK	HIGH STREET	NORTH BILLERICA	MA	01862
31004-000LSE	35 37 CHESTNUT ST	SPRINT COMMUNICATIONS CO	C/O PROP TAX DEPT	PO BOX 12913	SHAWNEE MISSION	KS	66282-2913
31004-B00000	33 CHESTNUT ST	COCHECO MILLS HOLDINGS LLC		3 PENSTOCK WAY	NEWMARKET	NH	03857-4416
31004-B00LSE	33 CHESTNUT ST	CITY OF DOVER		288 CENTRAL AVE	DOVER	NH	03820
31008-A00000	80 THIRD ST	LYDSTON JOHN A		PO BOX 334	PORTSMOUTH	NH	03802
31009-000000	82 84 THIRD ST	GRASS ARTHUR		82 THIRD STREET	DOVER	NH	03820
31010-000000	86 88 THIRD ST	ERNEST 39 HOLDING LLC		13 COPELAND DR	DOVER	NH	03867
31010-000001	86 THIRD ST	ERNEST 39 HOLDING LLC		13 COPELAND DR	ROCHESTER	NH	03867
31010-000002	88 THIRD ST	ERNEST 39 HOLDING LLC		13 COPELAND DR	ROCHESTER	NH	03867
31011-000000	1 GROVE ST	ONE GROVE STREET LLC		PO BOX 516	DO VER	NH	03821-0516
31012-000000	5 GROVE ST	BRADFORD DAWN REAL ESTATE LLC		PO BOX 405	RAYMOND	NH	03077
31022-000000	35 THIRD ST	ABK REALTY MANAGEMENT LLC		35 THIRD ST	DOVER	NH	03820-3316
31023-000000	33 THIRD ST	PEAK RENTAL HOLDINGS LLC		PO BOX 253	STRATHAM	NH	03885
31024-000000	31 THIRD ST	ROMAN CATHOLIC BISHOP		153 ASH ST	MANCHESTER	NH	03104
31027-000000	14 16 FOURTH ST	FISCHER BRIAN J		432 CENTRAL AV	DOVER	NH	03820-3411
31027-A00000	22 FOURTH ST	FISCHER BRIAN J		432 CENTRAL AV	DOVER	NH	03820-3411
31028-000000	24 FOURTH ST	ROWELL ANNE K		13 WILBROD AVE	DOVER	NH	03820-2304
31029-000000	26 FOURTH ST	RICHARDS PAUL & BEVERLY CO-TRUSTEES	RICHARDS PAUL AND BEVERLY REVOCABLE TRUS	26 FOURTH STREET	DOVER	NH	03820
31030-000000	28 FOURTH ST	VELAZQUEZ DAVID &	VELAZQUEZ RACHEL	28 FOURTH ST	DOVER	NH	03820
31031-000000	30 FOURTH ST	BONDI MICHAEL E &	BONDI DENISE A	30 FOURTH ST	DOVER	NH	03820
31032-000000	32 34 FOURTH ST	KIMBALL JAMES C &	AHLBERG SONJA E	32 FOURTH ST	DOVER	NH	03820-2932
31034-000000	36 FOURTH ST	DBS HOLDINGS LLC		71 DANIELLE LN	DOVER	NH	03820
31035-000000	38 40 FOURTH ST	RIELLY BERNARD R		38 FOURTH ST	DOVER	NH	03820
31007-000000	66 THIRD ST	SOJOURN PROPERTY MANAGEMENT LLC		750 EXETER RD	HAMPTON	NH	03842-1022
31008-000000	78 THIRD ST	SOJOURN PROPERTY MANAGEMENT LLC		750 EXETER RD	HAMPTON	NH	038421022
		MCENEANEY SURVEY ASSOCIATES INC.	KEVIN MCENEANEY	24 CHESTNUT STREET	DOVER	NH	03820
		BEALS ASSOCIATES PLLC	CHRISTIAN O SMITH PE	70 PORTSMOUTH AVENUE	STRATHAM	NH	03885
		JEREMIAH JOHNSON		4 MARKET STREET	PORTSMOUTH	NH	03801



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-61

Application Type: Site Plan Review
Applicant(s): Sojourn Property Management, LLC
Owner(s): Sojourn Property Management, LLC
Location: 66 Third St (Assessor's Map 31, Lots 7 & 8)
Date: December 19, 2019

INTENT: To eliminate 7 commercial units on the second floor and convert into 10 residential apartments (9 with 1 bedroom, 1 with 2 bedrooms)

LOTS/UNITS PROPOSED: 10 residential units

AGENDA ITEM #: 1

ACREAGE: 0.68 acres

ZONING DISTRICT: CBD –Transit Oriented Development

EXISTING LAND USE: Commercial

SURROUNDING LAND USE:
Residential, commercial, vacant, train tracks, church,

ZBA ACTION: None

PERMITS REQUIRED: None

WAIVERS REQUESTED: N/A for this case

ATTENDANCE:

Members:

Donna Benton, Planning
Chris Parker, Zoning
Dan Barufaldi, Economic Development
Sgt. Speidel, Police
Dave White, Engineering

Others:

Brian Dumont
Christian Smith

Approval of December 12, 2019 Minutes:
D.White moved to approve the minutes of December 12, 2019. C.Parker seconded. Vote: UA

PLAN REVIEW:

Planning Comments: RESPONSES BELOW IN RED

- Water and sewer Investment fees **This is understood.**
- Correct scale 1'=20'? **Scale corrected to 1"=20'**
- Impact fees (\$22,470) –no credit for different types of uses **This is understood.**
- Lot merger will need to go to Planning Board **Understood.**
- Show topo 200' **The viewport on sheet 2 has been expanded to show topo to 100'**
- Please revise plan set to:
 - Include PE & LLS signatures and stamps on final plan submissions **Complete.**
 - Add common site plan notes 14, 31, & 33 **These appear on sheet #2**
 - Add trees to streetscape **The streetscape plan has been updated to show trees.**
 - Revise note 21 on sheet 2 indicate restaurant instead of "pizza restaurant" **Complete**
 - Replace planters with tree wells **See note on sheet 2 and LSA plan**
 - Stripe triangular no parking areas **All no parking areas have been striped**

Police Department Comments:

- Grease barrels as referenced on "Parking and Pavement Plan Sheet 2 of 2" are not screened and should be contained within enclosure. Also, the eastern dumpster enclosure is not viable as shown – the adjacent parallel parking space is not accessible. **Grease barrels are to be housed in enclosure & dumpster has been relocated**
- Work with PanAm/Amtrak to reconstruct the chain link fence as shown on the plan. **This is understood per note on sheet 2.**
- Coordinate with Planning Department to provide fair share contribution toward construction of roundabout at Chestnut/Third, if applicable. **Pending Planning**
- Show on-street parking bays along the south side of Third Street. A single parking space at median island may be viable; if so, show on plan **3rd street parking has been added to the plans (sheet 2).**

Engineering Comments:

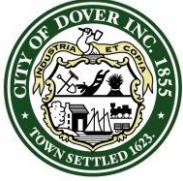
- Reconfigure west side parking lot to maximize parking spaces and green space. **This has been completed**
- Add dedicated dumpster area. **See sheet #2 per TRC review.**
- Show water/sewer services **All services are shown on 3rd street**
- Replace planters with tree well **See note on sheet 2 & the LSA sheets added.**

Economic Development Comments:

- Appreciates additional landscaping **No response required.**

Fire/Inspections Comments:

- *Clarify the quantity and location of accessible parking throughout the site. Also identify van spaces with access aisles.* **See Sheet #2**
- *Clarify if the scope of improvements includes upgrades along the Third Street sidewalk.* **See prev**
- *Discuss the location of serving utilities (i.e. electric and gas)* **Shown on Sheet #2**



CITY OF DOVER

TECHNICAL REVIEW COMMITTEE MINUTES - P19-61

Application Type: Site Plan Review
Applicant(s): Sojourn Property Management, LLC
Owner(s): Sojourn Property Management, LLC
Location: 66 Third St (Assessor's Map 31, Lots 7 & 8)
Date: December 19, 2019

- *Plans shall indicate the building entrances and exits for the dwelling units.* **On plans & Arch. plans.**
- *Provide floor and elevation plans.* **See arch plans**
- *Indicate if this structure has an elevator.* **See arch plans**
- *Plans shall indicate the FDC location in a clear and unobstructed location year around.* **Shown on sheet #2**
- *Plans shall indicate design compliance with the applicable accessibility regulations (i.e. IBC ANSI 117.1 etc.) and NH RSA 155-A:5.* **See note 16 on sheet 2.**
- *Add note that Building Addresses are assigned by the Building Official* **See note 15 sheet 2**

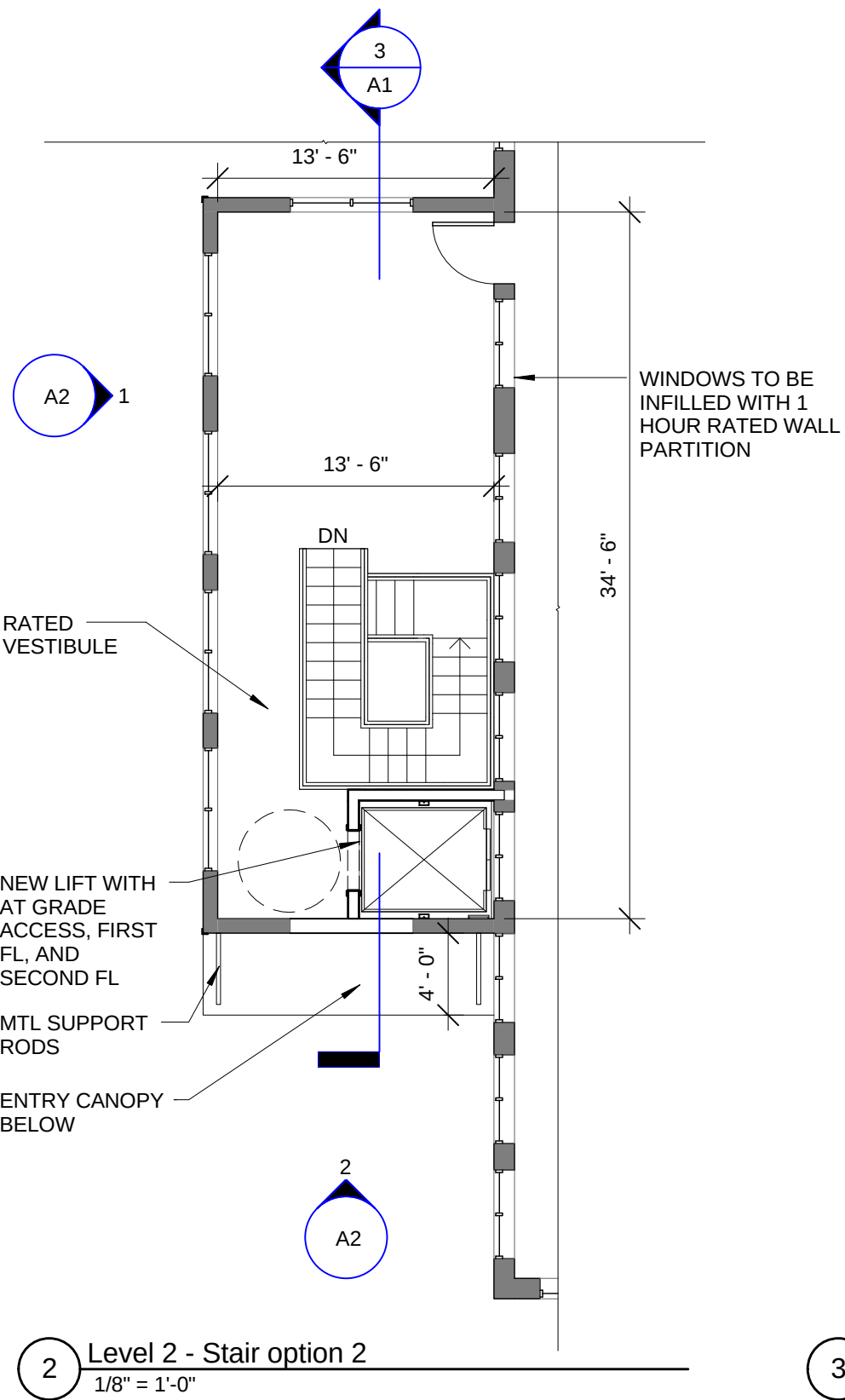
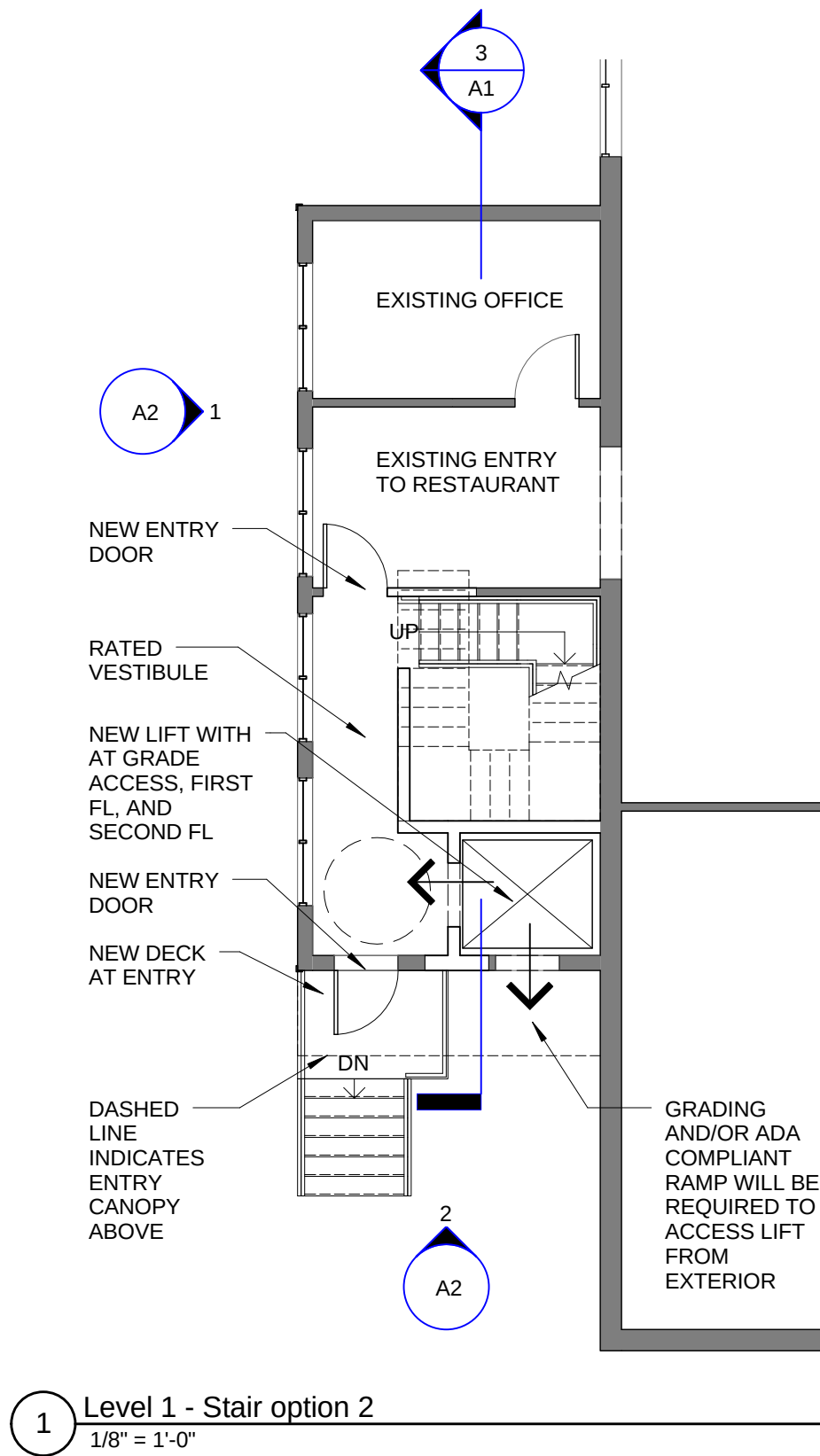
Planning Board Comments: N/A

Next Steps:

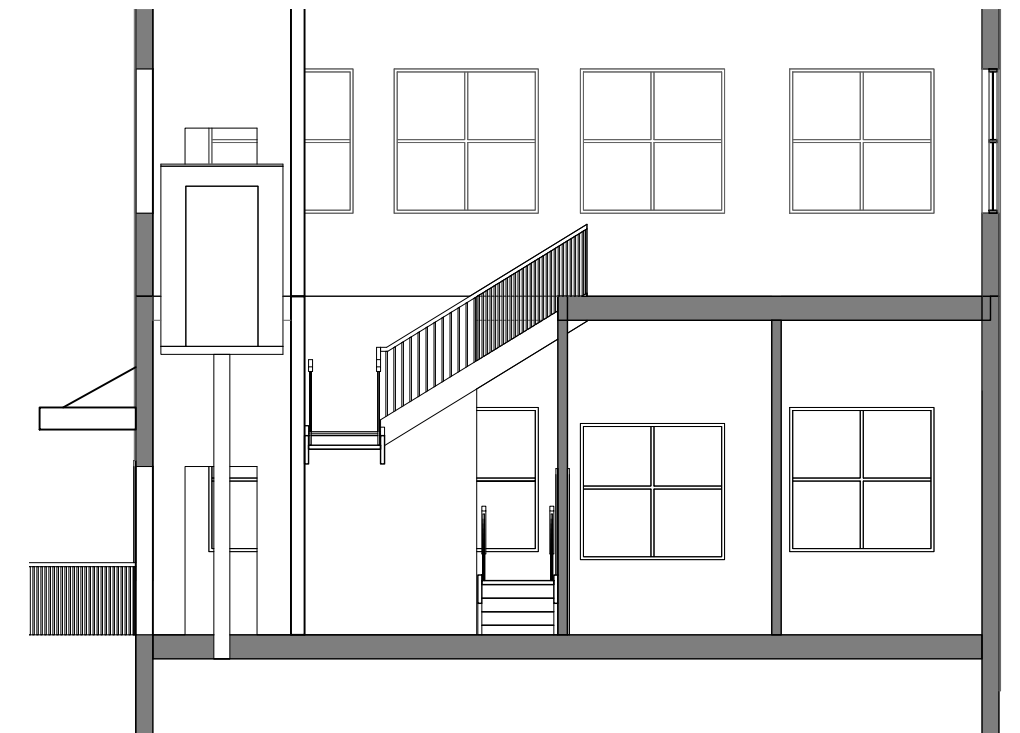
- Make final revisions and submit for Planning Board by noon on January 7, 2020.

Adjournment:

A motion to adjourn TRC was made at 11:00am by C.Parker and seconded by Sgt. Speidel. Vote: U/A



STREETSCAPE



3 Section of Stair1
1/8" = 1'-0"

66 THIRD STREET EXISTING BUILDING RENOVATION

DOVER, NH

CITY OF DOVER PLANNING BOARD - JANUARY 28, 2020

McHENRY ARCHITECTURE

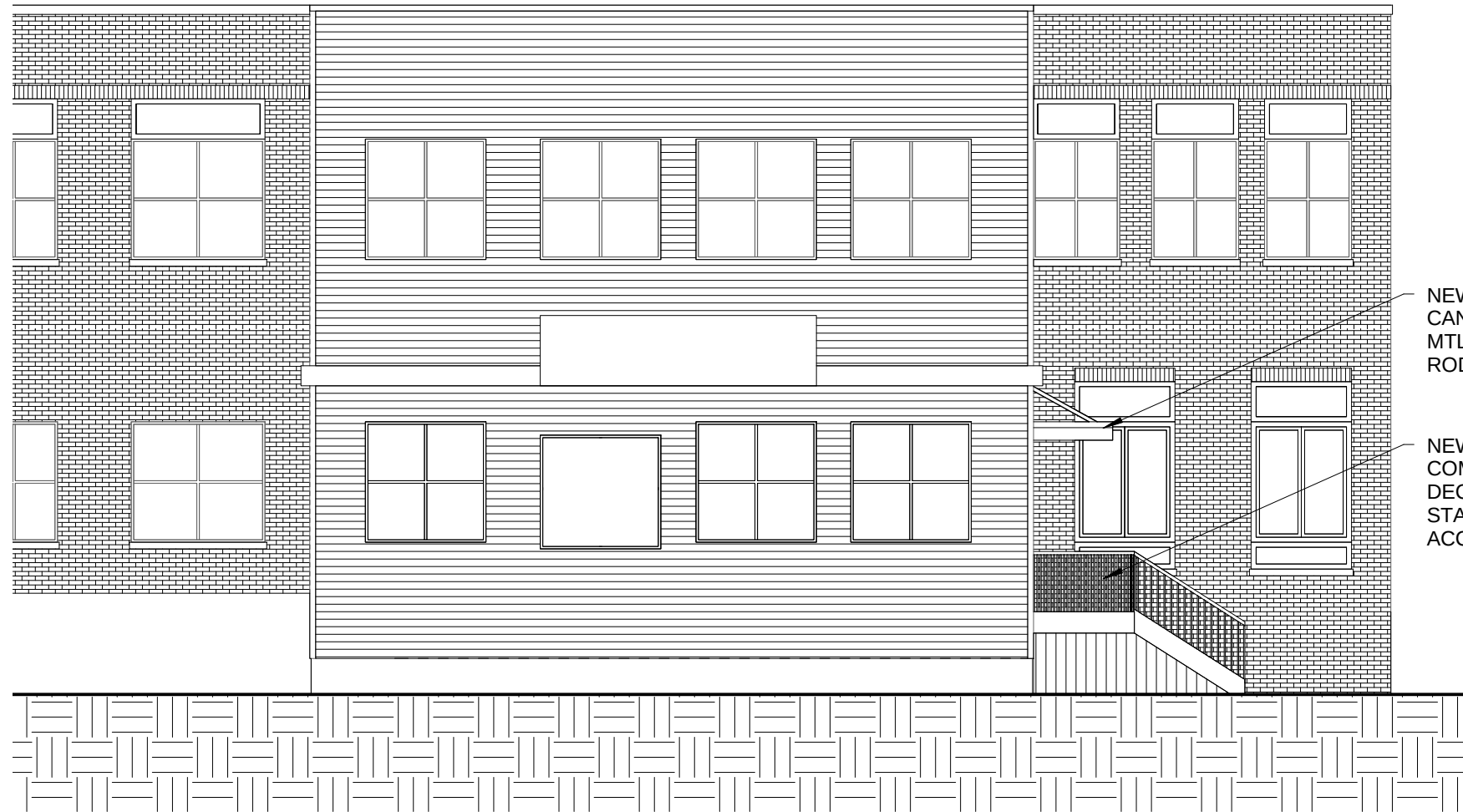
4 Market Street

Portsmouth, New Hampshire

01/28/2020

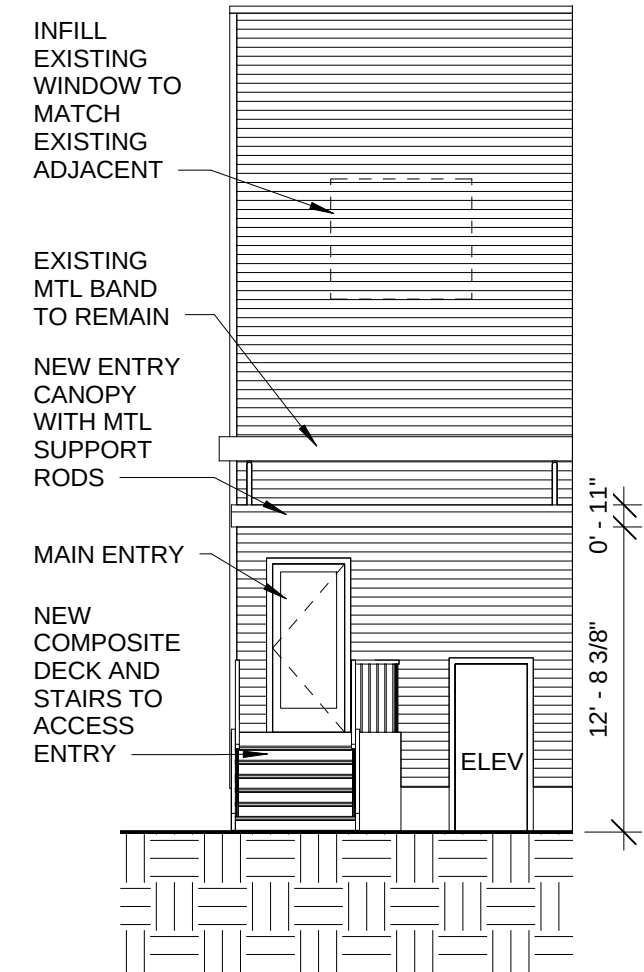
As indicated

A1



NEW ENTRY
CANOPY WITH
MTL SUPPORT
RODS

NEW
COMPOSITE
DECK AND
STAIRS TO
ACCESS ENTRY



INFILL
EXISTING
WINDOW TO
MATCH
EXISTING
ADJACENT

EXISTING
MTL BAND
TO REMAIN

NEW ENTRY
CANOPY WITH
MTL SUPPORT
RODS

MAIN ENTRY

NEW
COMPOSITE
DECK AND
STAIRS TO
ACCESS
ENTRY

ELEV

0' - 11"
12' - 8 3/8"

1 ENTRY STAIR- PARKING LOT ELEVATION
1/8" = 1'-0"

2 ENTRY STAIR- THIRD ST ELEVATION
1/8" = 1'-0"



66 THIRD STREET EXISTING BUILDING RENOVATION

DOVER, NH

CITY OF DOVER PLANNING BOARD - JANUARY 28, 2020

McHENRY ARCHITECTURE

4 Market Street

Portsmouth, New Hampshire

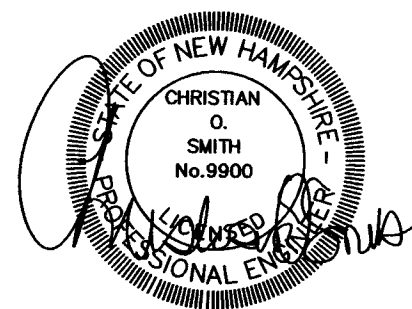
01/28/2020

1/8" = 1'-0"

A2

RESIDENTIAL APARTMENTS
66 THIRD STREET
DOVER, NH

CIVIL ENGINEERS:



LAND SURVEYORS:

McENEANEY SURVEY ASSOCIATES, INC.
24 CHESTNUT STREET
DOVER, NH 03820
1-603-742-0911

LOCATION MAP



INDEX

- 1 TITLE SHEET
2 EXISTING CONDITIONS PLAN
3 PARKING & PAVEMENT PLAN
4 NEIGHBORHOOD PLAN
5 STREETScape PLAN
6-13 ARCHITECTURAL PLANS
14 LANDSCAPE ARCHITECT PLAN

RECORD OWNER/APPLICANT

SOJOURN PROPERTY
MANAGEMENT, LLC
750 EXETER ROAD
HAMPTON, N.H. 03842-1022

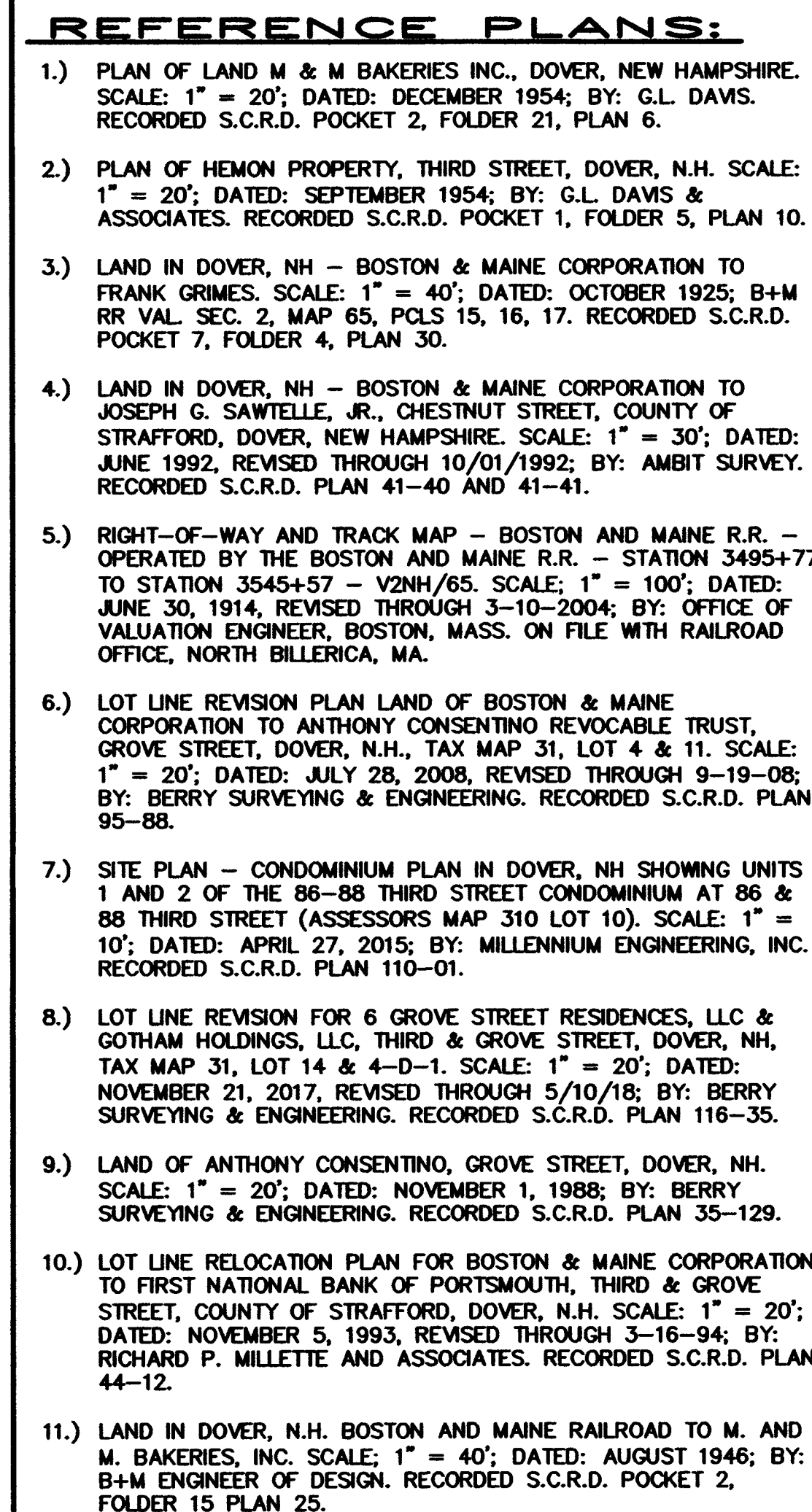
PB CASE #19-61
OWNER'S SIGNATURE:

PLAN SET LEGEND

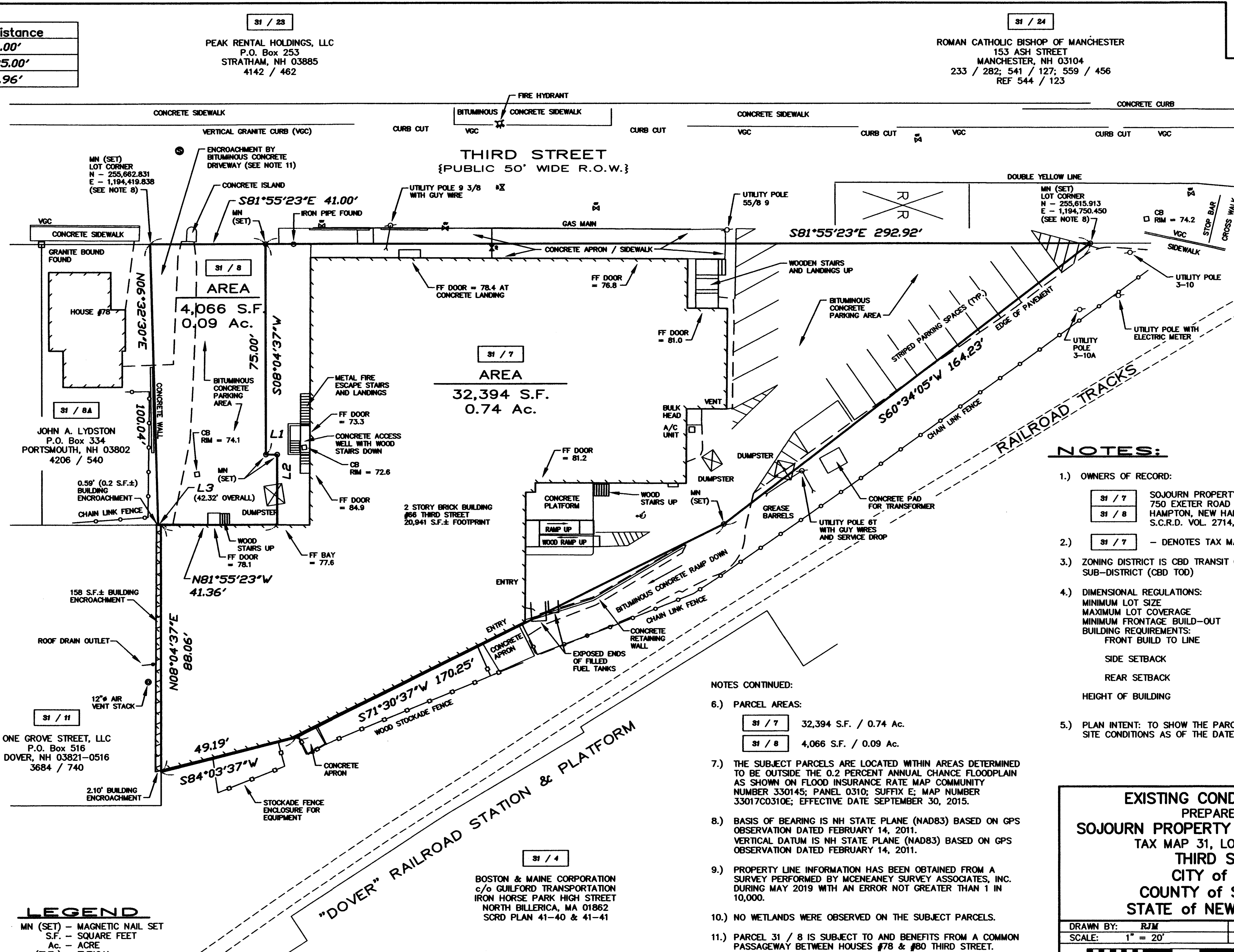
5/8" REBAR	●	PROPOSED LIGHT POLE	⦿
DRILL HOLE	○	PROPOSED WALL LIGHT	⦿
CONC. BOUND	□	PROPOSED PARKING COUNT	③
UTILITY POLE	⦿	OVERHEAD ELEC. LINE	— x —
DRAIN MANHOLE	⦿	FENCING	— D —
SEWER MANHOLE	⦿	DRAINAGE LINE	— — — — —
EXISTING LIGHT POLE	☆	SEWER LINE	— — — — —
EXISTING CATCH BASIN	□	GAS LINE	— — — — —
PROPOSED CATCH BASIN	□	WATER LINE	— — — — —
WATER GATE	⦿	STONE WALL	— x — x —
WATER SHUT OFF	⦿	TREE LINE	— w — w —
HYDRANT	⦿	ABUT. PROPERTY LINES	— — — — —
PINES, ETC.	⦿	EXIST. PROPERTY LINES	— — — — —
MAPLES, ETC.	⦿	BUILDING SETBACK LINES	— — — — —
EXIST. SPOT GRADE	96x69	EXIST. CONTOUR	— 100 —
PROP. SPOT GRADE	96x69	PROP. CONTOUR	— 100 —
DOUBLE POST SIGN	— — — — —	SOIL LINES	—
SINGLE POST SIGN	— — — — —		

PLANNNG FILE #P19-61

	REVISIONS:	DATE:
1	REVISED PER TRC:	9-3-19
2	REVISED PER TRC REVIEW	11-25-19
3	REVISED PER TRC REVIEW	12-30-19
4		
5		



NO.	DATE	DESCRIPTION	BY	CHK	
REVISIONS					
19-2229		BOUNDARY	19-03		
PROJECT NO		TYPE	FIELDBOOK & PAGES		



"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 LICENSES 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)

5/10/19 Kevin M. McEneaney

DATE: / KEVIN M. MCEANEANY LLS #661

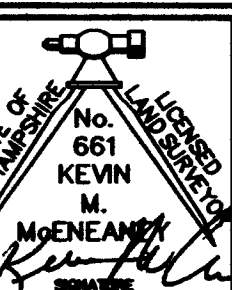
NOTES:

- OWNERS OF RECORD:

31 / 7	SOJOURN PROPERTY MANAGEMENT, LLC
31 / 8	750 EXETER ROAD
	HAMPTON, NEW HAMPSHIRE 03842-1022
	S.C.R.D. VOL. 2714, PAGE 680
- | |
|--------|
| 31 / 7 |
|--------|

 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS CBD TRANSIT ORIENTED DEVELOPMENT SUB-DISTRICT (CBD TOD)
- DIMENSIONAL REGULATIONS:

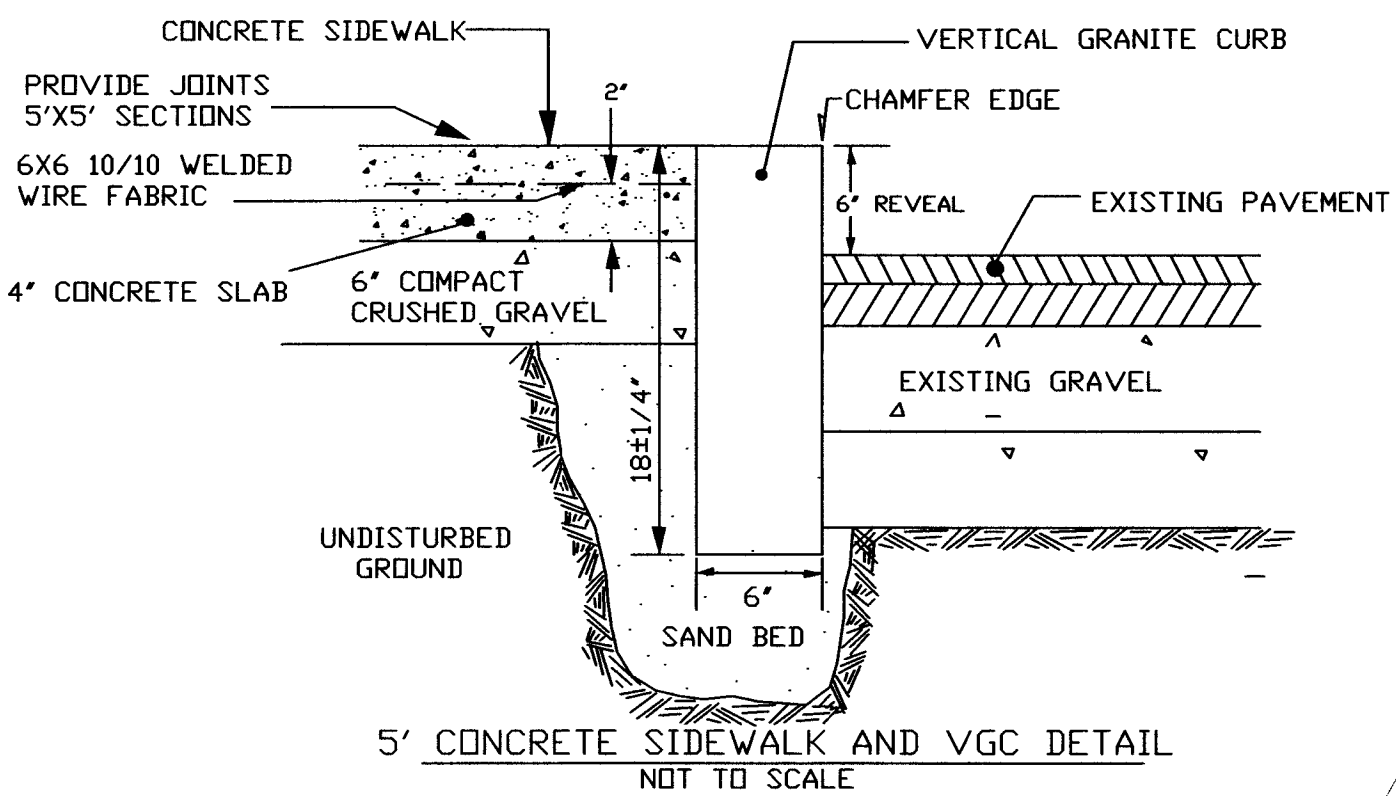
MINIMUM LOT SIZE	= N/A
MAXIMUM LOT COVERAGE	= 75 TO 100 PERCENT
MINIMUM FRONTAGE BUILD-OUT	= 80 PERCENT
BUILDING REQUIREMENTS:	
FRONT BUILD TO LINE	= 0 FEET MINIMUM
SIDE SETBACK	= 0 FEET MAXIMUM
	= 10 FEET MINIMUM
	= 25 FEET MAXIMUM
REAR SETBACK	= 0 FEET MINIMUM
	= 25 FEET MAXIMUM
HEIGHT OF BUILDING	= 3 STORY MINIMUM
	= 5 STORY MAXIMUM
- PLAN INTENT: TO SHOW THE PARCEL BOUNDARIES AND EXISTING SITE CONDITIONS AS OF THE DATE OF THE SURVEY.

EXISTING CONDITIONS PLAN DRAWN BY: <u>RJM</u> SCALE: 1" = 20'		SOJOX PROPERTY MANAGEMENT, LLC TAX MAP 31, LOT Nos. 7 & 8 THIRD STREET CITY of DOVER COUNTY of STRAFFORD STATE of NEW HAMPSHIRE	
DRAWN BY: <u>RJM</u> SCALE: 1" = 20' FILE: W10 cP\2229\2229 NAD-83 DATE: MAY 10, 2019			
		<i>McNeaney</i> <i>Survey</i> <i>Associates, inc.</i>	
P.O. Box 681 — 28 CHESTNUT STREET DOVER, NH 03820 (603) 742-0911			
SURVEYING — PLANNING — CONSULTING			



PARKING CALCULATIONS:
TOTAL NUMBER OF RES. UNITS = 10 ARTICLE XI
OFF-STREET PARKING AND LOADING 170-44 TO BE MET

TOTAL SPACES EXISTING FOR CURRENT USES = 30
MAXIMUM = 10 NEW RES. UNITS x 1.65 = 17
REDUCTION FOR FORMER USES ON 2ND FLOOR = 5.78
19.21
TOTAL EMPLOYEES FOR COMMERCIAL USES TO REMAIN =
20 +/-
TOTAL SPACES PROVIDED = 24 (PLUS 8 STREET PARKING
STALLS)
GYMNASTICS STUDIO LEASES PARKING AT 5 GROVE ST
FOR EVENTS, ETC. (28 +/- SPACES)



ZONING DISTRICT IS CBD TOD		
DIMENSIONAL REGULATIONS:		
MINIMUM LOT SIZE	= N/A	PROVIDED = 0.74 AC
MAXIMUM LOT COVERAGE	= 75 TO 100 PERCENT	= 95%
MINIMUM FRONTAGE BUILD-OUT	= 80 PERCENT	= 100%
BUILDING REQUIREMENTS:		
FRONT BUILD TO LINE	= 0 FEET MINIMUM	= 5.3'
	= 0 FEET MAXIMUM	
SIDE SETBACK	= 10 FEET MINIMUM	= 0 FEET
	= 25 FEET MAXIMUM	
REAR SETBACK	= 0 FEET MINIMUM	= 0 FEET
	= 25 FEET MAXIMUM	
HEIGHT OF BUILDING	= 3 STORY MINIMUM	= 2-STORY
	= 5 STORY MAXIMUM	

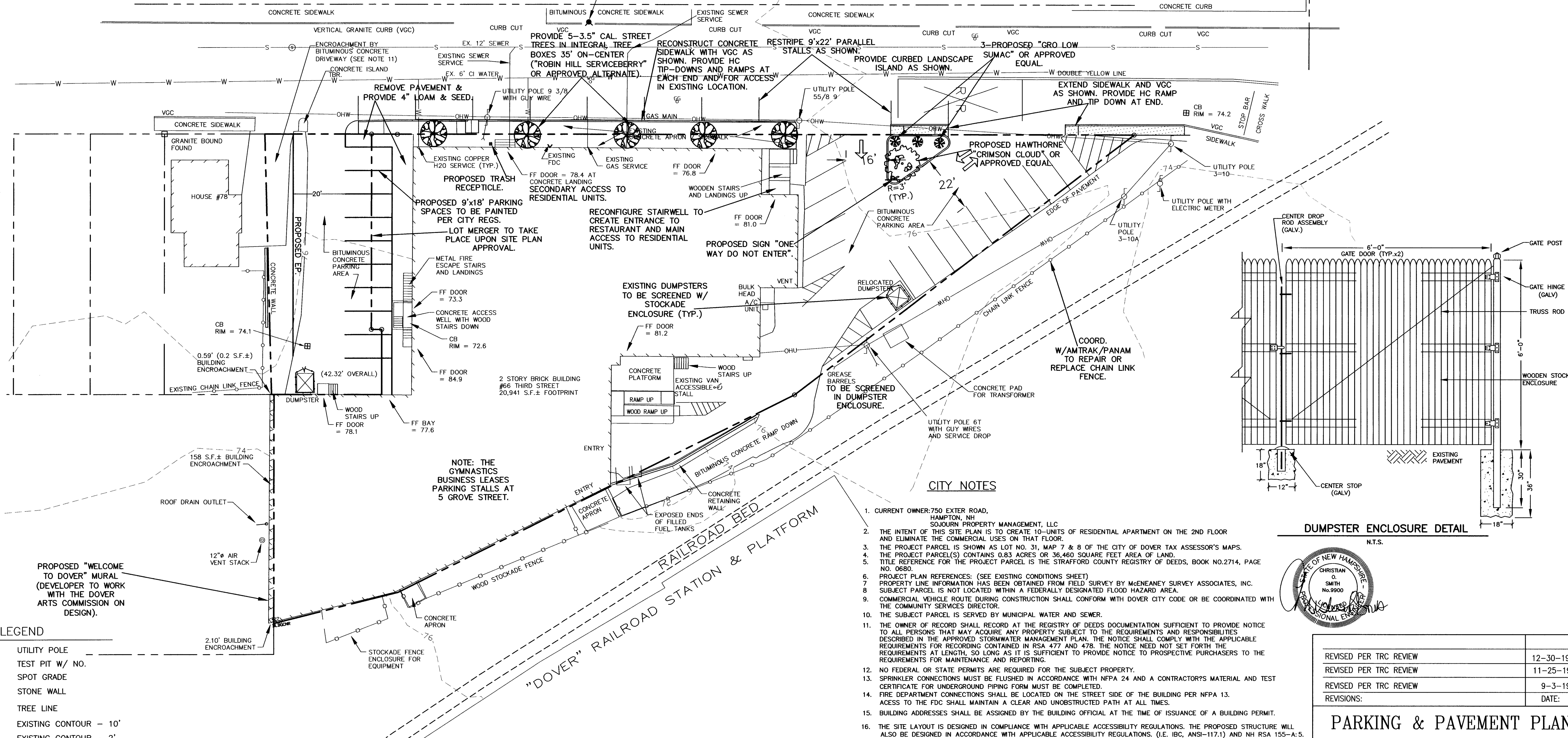
PREPARED FOR:

SOJOURN PROPERTY
MANAGEMENT, LLC
750 EXETER ROAD
HAMPTON, N.H. 03842-1022

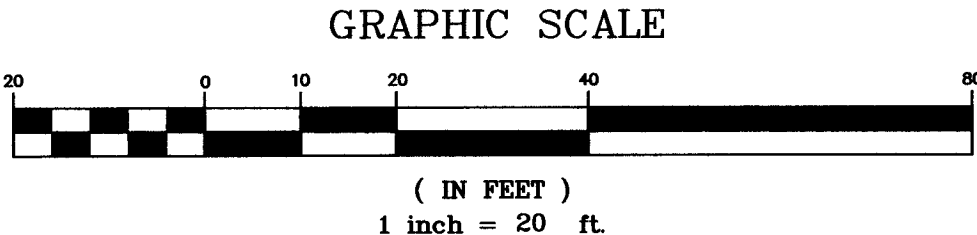
BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

LOCATION MAP



- LEGEND
- UTILITY POLE
 - TEST PIT W/ NO.
 - SPOT GRADE
 - STONE WALL
 - TREE LINE
 - EXISTING CONTOUR - 10'
 - EXISTING CONTOUR - 2'
 - WETLAND BOUNDARY
 - SOILS BOUNDARY LINE
 - BUILDING SETBACK LINE
 - ABUTTING PROPERTY LINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE

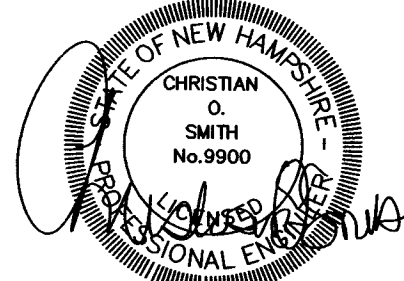


CP CASE #19-61
OWNER'S SIGNATURE:

CITY NOTES

1. CURRENT OWNER: 750 EXETER ROAD, HAMPTON, NH SOJOURN PROPERTY MANAGEMENT, LLC
2. THE INTENT OF THIS SITE PLAN IS TO CREATE 10-UNITS OF RESIDENTIAL APARTMENT ON THE 2ND FLOOR AND ELIMINATE THE COMMERCIAL USES ON THAT FLOOR.
3. THE PROJECT PARCEL IS SHOWN AS LOT NO. 31, MAP 7 & 8 OF THE CITY OF DOVER TAX ASSESSOR'S MAPS.
4. THE PROJECT PARCEL(S) CONTAINS 0.83 ACRES OR 36,460 SQUARE FEET AREA OF LAND.
5. TITLE REFERENCE FOR THE PROJECT PARCEL IS THE STRAFFORD COUNTY REGISTRY OF DEEDS, BOOK NO.2714, PAGE NO. 0680.
6. PROJECT PLAN REFERENCES: (SEE EXISTING CONDITIONS SHEET)
7. PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM FIELD SURVEY BY MCNEANEY SURVEY ASSOCIATES, INC.
8. SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.
9. COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
10. THE SUBJECT PARCEL IS SERVED BY MUNICIPAL WATER AND SEWER.
11. THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
12. NO FEDERAL OR STATE PERMITS ARE REQUIRED FOR THE SUBJECT PROPERTY.
13. SPRINKLER CONNECTIONS MUST BE FLUSHED IN ACCORDANCE WITH NFPA 24 AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM MUST BE COMPLETED.
14. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING PER NFPA 13. ACCESS TO THE FDC SHALL MAINTAIN A CLEAR AND UNOBSTRUCTED PATH AT ALL TIMES.
15. BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
16. THE SITE LAYOUT IS DESIGNED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS. THE PROPOSED STRUCTURE WILL ALSO BE DESIGNED IN ACCORDANCE WITH APPLICABLE ACCESSIBILITY REGULATIONS, (I.E. IBC, ANSI-117.1) AND NH RSA 155-A:5.
17. ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
18. A LETTER OF CREDIT FOR THE COST OF REVEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED, AND THE APPROVED CONSTRUCTION SIGN INSTALLED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS.
19. SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7 AM-6 PM, AND SATURDAY 9 AM-4 PM. HOURS OF CONSTRUCTION MUST BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR. SAID SIGNAGE MUST BE LOCATED AND APPROVED BY THE CITY ENGINEER OR ASSISTANT CITY MANAGER.
20. A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
21. THE PROPOSED USE FOR THE STRUCTURE IS 10-UNITS OF RESIDENTIAL APARTMENTS (2ND FLOOR), EXISTING RESTAURANT, GYMNASTICS STUDIO AND EXISTING COMMERCIAL OFFICES.

DUMPSTER ENCLOSURE DETAIL
N.T.S.



REVISED PER TRC REVIEW	12-30-19
REVISED PER TRC REVIEW	11-25-19
REVISED PER TRC REVIEW	9-3-19
REVISIONS:	DATE:

PARKING & PAVEMENT PLAN

SOJOURN PROPERTY MANAGEMENT, LLC
THIRD STREET
DOVER, NH
TAX MAP 31 LOTS 7 & 8

DATE:	JULY. 2018	SCALE:	1"=20'
PROJ. NO:	NH-1183	SHEET NO.	2 OF 2



LOCATION MAP



ZONING DISTRICT IS CBD TOD

DIMENSIONAL REGULATIONS:

- MINIMUM LOT SIZE
- MAXIMUM LOT COVERAGE
- MINIMUM FRONTAGE BUILD-OUT
- BUILDING REQUIREMENTS:
- FRONT BUILD TO LINE
- SIDE SETBACK
- REAR SETBACK
- HEIGHT OF BUILDING

- N/A
- 75 TO 100 PERCENT
- 80 PERCENT
- 0 FEET MINIMUM
- 0 FEET MAXIMUM
- 10 FEET MINIMUM
- 25 FEET MAXIMUM
- 0 FEET MINIMUM
- 25 FEET MAXIMUM
- 3 STORY MINIMUM
- 5 STORY MAXIMUM

PREPARED FOR:

SOJOURN PROPERTY
MANAGEMENT, LLC
750 EXETER ROAD
HAMPTON, N.H. 03842-1022

BEALS • ASSOCIATES *PLLC*

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

ADJUTING PARCEL INFORMATION

Property ID	Location	Owner 1	Owner Address 1	City	State	Zip
06030-00000	35 SECOND ST	ROSE SANDRA C & SPIELMAN STEVEN B	10 FERN WAY	MADEBURY	NH	03823
06044-00000	60 THIRD ST	WAINRY JAMES & LINJA INDUSTRIES	86 COUNTY FARM ROAD	DOVER	NH	03820
06054-00000	THIRD ST	WAINRY JAMES LIVING REVOCABLE TRUST				
06054-00000	THIRD ST	BUSH LUN & MAINE INC	HIGH STREET	NORTH BILLERICA	MA	01862
06054-00000	CHESTNUT ST	CITY OF DOVER	288 CENTRAL AVE	DOVER	NH	03820
31004-00000	35 37 CHESTNUT ST	CITY OF DOVER	288 CENTRAL AVE	DOVER	NH	03820
31004-00000	35 37 CHESTNUT ST	BUS LUN & MAINE INC	HIGH STREET	NORTH BILLERICA	MA	01862
31004-00000	35 37 CHESTNUT ST	SPRINT COMMUNICATIONS LLC	PO BOX 12913	SHAWNEE MISSION	KS	66202-2913
31004-00000	35 37 CHESTNUT ST	COOECOCO MILLS HOLDINGS LLC	3 FENSTOCK WAY	NEW MARKET	NH	03857-4416
31004-00000	35 37 CHESTNUT ST	CITY OF DOVER	288 CENTRAL AVE	DOVER	NH	03820
31008-00000	80 THIRD ST	LYDSTON JOHN A	PO BOX 334	PORTSMOUTH	NH	03802
31009-00000	82 84 THIRD ST	GRASS ARTHUR	82 THIRD STREET	DOVER	NH	03820
31010-00000	66 68 THIRD ST	ERNEST 39 HOLDING LLC	13 COPELAND DR	DOVER	NH	03867
31010-00000	66 68 THIRD ST	ERNEST 39 HOLDING LLC	13 COPELAND DR	ROCHESTER	NH	03607
31010-00000	66 68 THIRD ST	ERNEST 39 HOLDING LLC	13 COPELAND DR	ROCHESTER	NH	03607
31011-00000	1 GROVE ST	ONE GROVE STREET LLC	PO BOX 516	DO VER	NH	03821-0516
31012-00000	5 GROVE ST	BRADFORD DAWN REAL ESTATE LLC	PO BOX 405	RAYMOND	NH	03077
31022-00000	35 THIRD ST	ABK REALTY MANAGEMENT LLC	35 THIRD ST	DOVER	NH	03820-3316
31023-00000	33 THIRD ST	PEAK RENTAL HOLDINGS LLC	PO BOX 253	STRATHAM	NH	03885
31024-00000	31 THIRD ST	ROMAN CATHOLIC BISHOP	153 30TH ST	MANCHESTER	NH	03104
31027-00000	14 16 FOURTH ST	FISCHER BRIAN J	432 CENTRAL AV	DOVER	NH	03820-3411
31027-00000	22 FOURTH ST	FISCHER BRIAN J	432 CENTRAL AV	DOVER	NH	03820-3411
31028-00000	24 FOURTH ST	ROWELL ANNIE K	13 WILBROD AVE	DOVER	NH	03820-2504
31029-00000	26 FOURTH ST	RICHARDUS PAUL & REVERLY LIVING TRUST	26 FOURTH STREET	DOVER	NH	03820
31030-00000	28 FOURTH ST	VELAZQUEZ DAVID & VELAZQUEZ RACHEL	28 FOURTH ST	DOVER	NH	03820
31031-00000	30 FOURTH ST	BONDI MICHAEL E & BONDI DENISE A	30 FOURTH ST	DOVER	NH	03820
31032-00000	32 34 FOURTH ST	KIMBALL JAMES C & AHLBERG SONIA E	32 FOURTH ST	DOVER	NH	03820-2932
31034-00000	36 FOURTH ST	DBS HOLDINGS LLC	71 DANIELLE LN	DOVER	NH	03820
31035-00000	38 40 FOURTH ST	RELLY BEYARD R	38 FOURTH ST	DOVER	NH	03820
31037-00000	66 THIRD ST	SOJOURN PROPERTY MANAGEMENT LLC	750 EXETER RD	HAMPTON	NH	03842-1022
31038-00000	78 THIRD ST	SOJOURN PROPERTY MANAGEMENT LLC	750 EXETER RD	HAMPTON	NH	03842-1022

REVISED TO ADD AERIAL UNDELAY:		9-3-19	
REVISIONS:		DATE:	
NEIGHBORHOOD PLAN			
SOJOURN PROPERTY MANAGEMENT, LLC THIRD STREET DOVER, NH TAX MAP 31 LOT 7			
DATE:	JULY, 2018	SCALE:	1" = 50'
PROJ. NO:	NH-1183	SHEET NO.	1 OF 1



LOCATION MAP



VIEW LOOKING EAST



VIEW LOOKING WEST

ZONING DISTRICT IS CBD TOD

DIMENSIONAL REGULATIONS:

MINIMUM LOT SIZE = N/A

MAXIMUM LOT COVERAGE = 75 TO 100 PERCENT

MINIMUM FRONTAGE BUILD-OUT = 80 PERCENT

BUILDING REQUIREMENTS:

FRONT BUILD TO LINE = 0 FEET MINIMUM

SIDE SETBACK = 0 FEET MAXIMUM

REAR SETBACK = 10 FEET MINIMUM

HEIGHT OF BUILDING = 25 FEET MAXIMUM

= 0 FEET MINIMUM

= 25 FEET MAXIMUM

= 3 STORY MINIMUM

= 5 STORY MAXIMUM

PREPARED FOR:

SOJOURN PROPERTY
MANAGEMENT, LLC
750 EXETER ROAD
HAMPTON, N.H. 03842-1022

BEALS · ASSOCIATES *PLLC*

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX. 603-583-4863

REVISIONS:		DATE:
REVISED PER TRC REVIEW		12-30-19
REVISED PER TRC REVIEW		9-3-19
STREETSCAPE PLAN		
SOJOURN PROPERTY MANAGEMENT, LLC THIRD STREET DOVER, NH TAX MAP 31 LOT 7		
DATE:	JULY. 2018	SCALE: NTS
PROJ. NO:	NH-1183	SHEET NO. 1 OF 1

66 THIRD STREET

DOVER, NH

PRICING SET

66 THIRD STREET

DOVER, NH

ARCHITECT:	CIVIL ENGINEER:	STRUCTURAL ENGINEER:	MECHANICAL ENGINEER:	ELECTRICAL ENGINEER:	CONTRACTOR:
McHenry Architecture 4 Market Street Portsmouth, New Hampshire 03801	TBD	TBD	TBD	TBD	Diamond Hill Builders 92 Portsmouth Ave, Suite 17 Exeter, NH 03833
Phone: (603) 430-0274	Phone:	Phone:	Phone:	Phone:	Phone: 603-580-5368

ABBREVIATIONS					
A	ANCHOR BOLT	F	FACE	O	OVERALL
AB	ABOVE	FBO	FURNISHED BY OTHERS	OA	ON CENTER
ABV	AIR BARRIER	FD	FLOOR DRAIN	OC	OUTSIDE DIAMETER
ABR	ACOUSTICAL	FE	FIRE EXTINGUISHER	OD	OFFICE
ACOUST	ACOUSTIC	FEC	FIRE EXTINGUISHER CABINET	OFF	OVERHEAD
ACT	ACOUSTIC CEILING TILE	FEC	FINISH FACE	OH	OPENING
ADA	AMERICAN DISABILITIES ACT	FF	FINISHED	OPNG	OPPOSITE
ADP	ADHESIVE	FIN	FIXTURE	OPP	OPPOSITE HAND
ADJ	ADJUSTABLE	FKT	FLOOR	OPPH	OUNCE
AFF	ABOVE FINISHED FLOOR	FL	FLEXIBLE	OZ	VERTICAL
AGG	AGGREGATE	FLEX	FLUORESCENT	P	PARALLEL
AHR	ANCHOR, ANCHORAGE	FLG	FILLED METAL	PAR	PARICLEBOARD
ALT	ALTERNATE	FLUOR	FOUNDATION	PBD	PRE-CAST CONCRETE
ALUM	ALUMINUM	FM	FACE OF CONCRETE	PCC	PEDESTAL
ANOD	ANODIZED	FND	FACE OF STUD	PED	PROPERTY LINE
AP	ACCESS PANEL	FO	FACE OF CONCRETE	PL	PLASTIC LAMINATE
APPROX	APPROXIMATE	FOC	FACE OF STUD	PLAS	PLASTER
ARCH	ARCHITECTURAL	FOS	FIREPROOFING	PLUMB	PLUMBING
ASB	ASBESTOS	PPRF	FRAMING	PMLB	PANEL
ASPH	ASPHALT	FR	FEET	PNT	PAINT/PAINTED
AUTO	AUTOMATIC	FT	FOOTING	PR	PAIR
AV	AUDIO VISUAL	FTG	FURRED	PRES	PRESSURE
B	BOARD	FURR		PT	PRESSURE TREATED
BEL	BELOW	GA	GAUGE	PTN	PARTITION
BET	BETWEEN	GALV	GALVANIZED	PVC	POLYVINYL CHLORIDE
BEY	BEYOND	GL	GLASS	PVG	PAVING
BIT	BITUMINOUS	GLZ	GLAZING	PVMT	PAVEMENT
BKSP	BACKSPLASH	GT	GROUT	PWD	PLYWOOD
BLDG	BUILDING	GT	GROUT	R	RISER
BLK	BLOCK	GYP	GYP SUM	R	RADIUS
BLKG	BLOCKING	GWB	GYP SUM WALL BOARD	RAD	RADIUS
BM	BOTTOM	H	HIGH	RBS	RUBBER BASE
BOT	BOTTOM	H	HIGH	RBR	RUBBER
BPL	BEARING PLATE	HC	HOLLOW CORE	RBT	RABBET
BR	BEDROOM	HD	HAND OR HEAD	RCP	REFLECTED CEILING PLAN
BRCC	BRAICING	HDR	HEADER	RD	ROOF DRAIN
BRG	BEARING	HDR	HEADER	REBAR	REINFORCING BARS
BRK	BRICK	HDW	HARDWARE	REC	RECESSED
BRZ	Bronze	HM	HOLLOW METAL	REF	REFERENCE
BS	BOTH SIDES	HOR	HORIZONTAL	REINF	REINFORCED
BSMT	BASEMENT	HP	HIGH POINT	REQD	REQUIRED
BVL	BEVELED	HR	HOUR	RESIL	RESILIENT
BW	BOTH WAYS	HT	HEIGHT	REVISION	REVISION
BYND	BEYOND	HVAC	HEATING/VENTILATING/AIR	REV	RIGHT HAND
C	CHANNEL	HWD	HARDWOOD	RLG	RAILING
CAB	CABINET	I	INSULATED CONCRETE FORMS	RM	ROOM
CAR	CAPACITY	ICF	INSULATED CONCRETE FORMS	RO	ROUGH OPEING
CEM	CEMENT	ID	INSIDE DIAMETER	RVA	REVEAL
CER	CERAMIC	ILO	IN LIEU OF	RVS	REVERSE SIDE
CI	CAST IRON	IN	INCHES	S	SOUTH OR SILL
CIP	CAST IN PLACE	INCL	INCLUDED	SC	SOLID CORE
CIPC	CAST IN PLACE CONCRETE	INS	INSULATED	SCH	SCHEDULE
CG	CORNER GUARD	INT	INTERIOR	SECT	SECTION
CHNL	CHANNEL	IR	IMPACT RESISTANT	SH	SHELF
CJ	CONTROL JOINT	J	JOINT FILLER	SHIT	SHEET
CK	CAULKING	JF	JOINT FILLER	SHING	SHEATHING
CLG	CEILING	JMB	JAMB	SHWR	SHOWER
CLO	CLOSET	JST	JOIST	SIM	SIMILAR
CLOS	CLOSURE	JT	JOINT	SL	SLID
CLR	CLEAR	K	KITCHEN	SLV	SLEEVE
CMU	CONCRETE MASONRY UNIT	KIT	KITCHEN	SNT	SEALANT
CNTR	COUNTER	KO	KNOCKOUT	SPC	SPACER
COL	COLUMN	L	LENGTH	SPC	SPECIFIED OR SPECIFICATION
COMPR	COMPRESSIBLE	L	LENGTH	SPK	SPRINKLER
CONC	CONCRETE	LAB	LABORATORY	SQ	SQUARE
CONST	CONSTRUCTION	LAM	LAMINATE	SS	STAINLESS STEEL
CONT	CONTINUOUS	LAV	LAVATORY	SSD	SEE STRUCTURAL DRAWINGS
CPT	CARPET	LBL	LABEL	STA	STATION
CSK	COUNTERSINK	LG	LONG	STC	SOUND TRANSMISSION
CSMT	CASEMENT	LH	LEFT-HAND	COEFFICIENT	
CT	CERAMIC TILE	LI	LIVE LOAD	STD	STANDARD
CTR	CENTER	LO	LOW	STL	STEEL
CTYD	COURTYARD	LOC	LOCATION	STOR	STORAGE
D	DOUBLE	LT	LIGHT	STR	STRAIGHT
DBL	DOUBLE	M	MAXIMUM	STRUC	STRUCTURAL
DEMO	DEMOLISH	MAX	MAXIMUM	SUSP	SUSPENDED
DEPT	DEPARTMENT	MBR	MASTER BEDROOM	SYM	SYMMETRICAL
DET	DETAIL	MC	MEDICINE CABINET	SYS	SYSTEM
DF	DRINKING FOUNTAIN	MECH	MECHANICAL	T	TREAD
DIA	DIAMETER	MEMB	MEMBRANE	TB	TOWEL BAR
DIAL	DIAGONAL	MET	METAL	T&B	TOP AND BOTTOM
DIM	DIMENSION	MFR	MANUFACTURER	T&G	TONGUE AND GROOVE
DISP	DISPENSER	MIN	MINIMUM	TEL	TELEPHONE
DN	DOWN	MIR	MIRROR	TEMP	TEMPORARY
DR	DOOR	MISC	MISCELLANEOUS	TH	THRESHOLD
DS	DOWNSPOUT	MO	MASONRY OPENING	THK	THICKNESS
DWG	DRAWING	MR	MOISTURE RESISTANT	TLT	TOILET
E	EAST	MT	METAL THRESHOLD	TO	TOP OF
EA	EACH	MTD	MOUNTED	TOC	TOP OF CONCRETE
EL	ELEVATION	MTG	MOUNTING	TOL	TOLERANCE
ELEC	ELECTRICAL	MULL	MULLION	TOS	TOP OF STEEL
ELEV	ELEVATOR	N	NORTH	TOP	TOP OF PLATE
EMER	EMERGENCY	NA	NOT APPLICABLE	TOW	TOP OF WALL
ENCL	ENCLOSE	NAT	NATURAL	TP	TOILET PAPER DISPENSER
EP	ELECTRICAL PANEL	NIC	NOT IN CONTRACT	TR	TRANSOM
EQU	EQUAL	NO	NUMBER	TS	TOP OF SLAB
EQUIP	EQUIPMENT	NOM	NOMINAL	TYP	TYPICAL
EXG	EXISTING	NR	NOT REQUIRED		
EXH	EXHAUST	NRC	NOISE REDUCTION COEFFICIENT		
EXP	EXPANDED OR EXPANSION	NTS	NOT TO SCALE		
EXPJT	EXPANSION JOINT				
EXT	EXTERIOR				

MATERIAL KEY

	CONTINUOUS LUMBER
	NON-CONTINUOUS LUMBER
	BATT INSULATION
	RIGID INSULATION
	SPRAY FOAM CLOSED CELL INSULATION
	CONCRETE MASONRY UNITS
	CONCRETE
	EARTH
	METAL
	GYP SUM, PLASTER, MORTAR, GROUT, ETC.
	PLYWOOD
	FINISHED WOOD
	BRICK
	COURSE GRAVEL
	STONE

ARCHITECTURAL SYMBOLS

	SHEET NO
	INTERIOR ELEVATION NO
	SECTION DETAIL NO
	SHEET NO
	DETAIL NO
	SHEET NO
	FLOOR ELEVATION MARKER
	DOOR NUMBER
	Room name
	ROOM NUMBER
	WINDOW TYPE
	WALL TYPE
	MATCHLINE REFERENCE

GENERAL NOTES

- WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO THE STATE, NATIONAL, AND OTHER CODES AND ORDINANCES THAT APPLY TO THIS PROJECT.
- DO NOT SCALE DRAWINGS OR DIMENSIONS. FOR MISSING DIMENSIONS OR DIMENSIONAL CONFLICTS, CONTACT THE ARCHITECT IMMEDIATELY BEFORE CONTINUING WITH THE WORK. BRING ANY DISCREPANCIES IN THESE PLANS TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS FOR LOCATIONS OF ALL BLOCK OUTS, INSERTS, OPENINGS, CURBS, BASES, AND PADS THAT ARE NOT DIMENSIONED OR SHOWN ON ARCHITECTURAL OF STRUCTURAL DRAWINGS, TYP.
- STRUCTURAL STEEL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS AND SPECIFICATIONS SHALL BE PROVIDED AND ARE THE RESPONSIBILITY OF THEIR RESPECTIVE SUBCONTRACTORS AND THEIR DESIGN BUILD ENGINEER.
- DIMENSIONS ARE FROM FACE OF FRAMING TO FACE OF FRAMING UNLESS NOTED OTHERWISE. DIMENSIONS INDICATED AS "CLEAR" SHALL MAINTAIN A CLEAR OPENING WIDTH FROM FACE OF FINISHES. DIMENSIONS TO EXISTING CONSTRUCTION ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
- WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
- ROOM NUMBERS ON PLANS ARE FOR REFERENCE ONLY AND MAY NOT CORRESPOND TO ACTUAL ROOM NUMBERS AT THE SITE.
- BEFORE PENETRATING JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS, OBTAIN APPROVAL FROM THE ARCHITECT.
- THE LOCATION OF DOOR OPENINGS NOT DIMENSIONED SHALL BE 6" FROM ADJACENT WALL (FACE OF FRAMING TO ROUGH OPENING). PROVIDE BLOCKING BEHIND SURFACE APPLIED FIXTURES, TRIM, GRAB BARS, SHELVING, CHAIR RAILS, PICTURE RAILS, WOOD TRIM AND BASE, AND OTHER ACCESSORIES WHEN MOUNTED ON STUD WALLS.
- WHERE WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, TAPE AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTINUOUS. USE METAL TRIM WHERE GYPSUM BOARD INTERSECTS OTHER MATERIALS.
- PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH PHASING AND WITH THE LOCAL BUILDING COMMISSIONER.
- DURING THE ENTIRE CONTRACT PERIOD, MAINTAIN THE CONSTRUCTION SITE IN A SECURE, NEAT CLEAN, AND SAFE MANNER.
- DISPOSE OF AND/OR RECYCLE CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE CONTRACT AND AS INSTRUCTED BY THE OWNER. OBTAIN DISPOSAL PERMITS AS REQUIRED.
- PROVIDE AND COORDINATE TEMPORARY UTILITY CONNECTIONS WITH THE OWNER.
- WORK SHALL BE COMPLETED IN COMPLIANCE WITH INDUSTRY STANDARDS AND PERFORMED IN A WORKMANLIKE PROFESSIONAL MANNER.

Sheet List	
Sheet Number	Sheet Name
T1	ABBREVIATIONS, LEGENDS, GENERAL NOTES AND LIST OF DRAWINGS
T2	GENERAL CODE REVIEW
T3	GENERAL SPECIFICATIONS
A100	WALL TYPES AND STANDARDS
A101	SECOND FLOOR REMOVALS PLAN
A102	SECOND FLOOR PLAN
A201	REFLECTED CEILING PLANS
A601	SCHEDULES
A701	INTERIORS

McHENRY
ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOT FOR CONSTRUCTION
PRICING SET ONLY

No.	Description	Date

Project Name:
66 THIRD STREET

Drawing Name:
ABBREVIATIONS,
LEGENDS, GENERAL
NOTES AND LIST OF
DRAWINGS

Project number: 18054
Date: 11/20/2018
Drawn by: MB
Checked by: JJ

T1

Scale: As indicated

GENERAL CODE COMPLIANCE REVIEW

DOVER, NH

PROJECT DATA:

DESCRIPTION:

ZONING:

STATE BUILDING CODE:

2009 INTERNATIONAL BUILDING CODE (2009 IBC)

LIFE SAFETY CODE:

2015 NATIONAL FIRE PROTECTION AGENCY (NFPA 101)

STATE ENERGY CODE:

2009 INTERNATIONAL ENERGY CONSERVATION CODE (2009 IECC)

STATE MECHANICAL CODE:

2009 INTERNATIONAL MECHANICAL CODE (2009 IMC)

STATE ELECTRICAL CODE:

2014 NATIONAL ELECTRICAL CODE (2014 NEC)

STATE PLUMBING CODE:

2009 INTERNATIONAL PLUMBING CODE (2009 IPC)

STATE ACCESSIBILITY CODE:

THE ARCHITECTURAL BARRIER FREE DESIGN CODE FOR THE STATE OF NH
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

66 THIRD STREET

DOVER, NH

McHENRY
ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOT FOR CONSTRUCTION
PRICING SET ONLY

No.	Description	Date

Project Name:
66 THIRD STREET

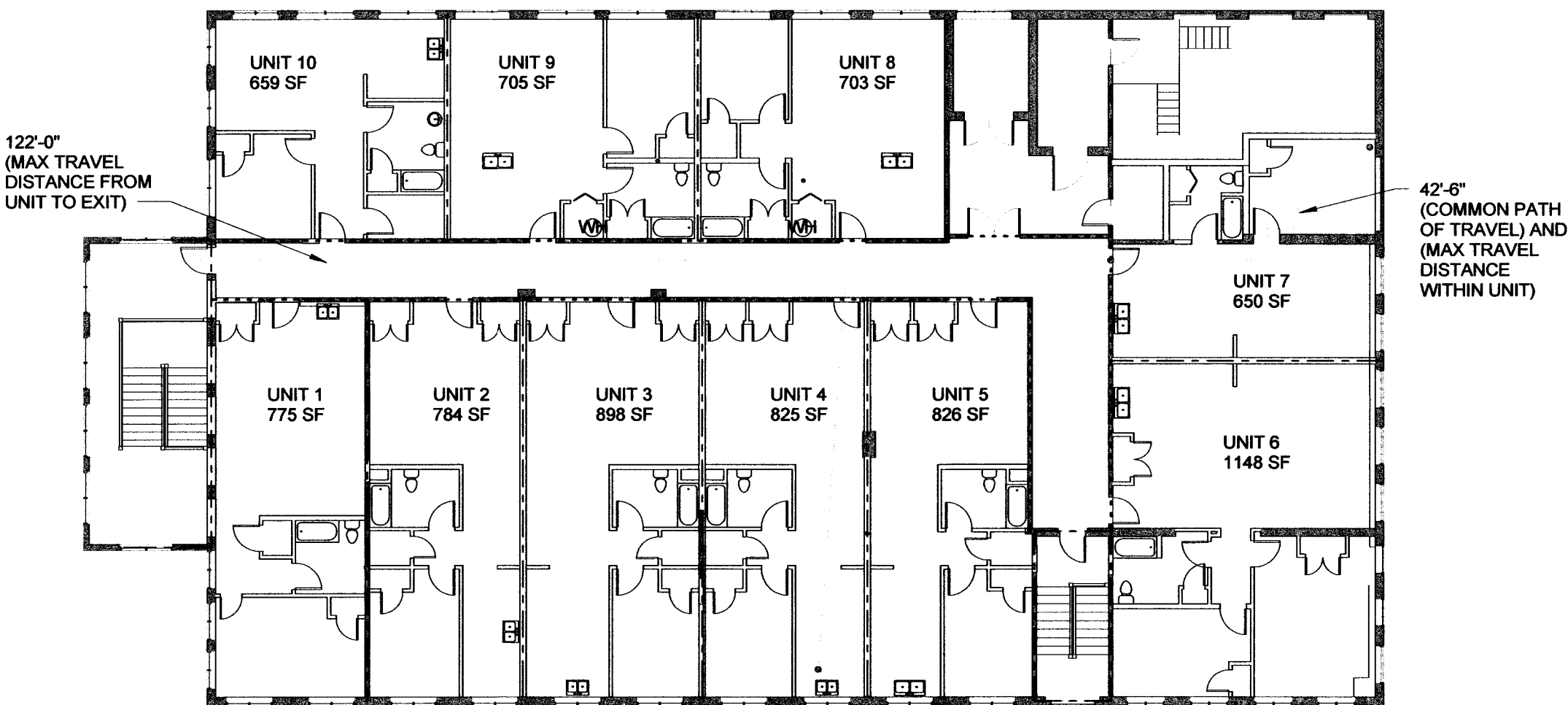
Drawing Name:
GENERAL CODE REVIEW

Project number: 18054
Date: 11/20/2018
Drawn by: MB
Checked by: JJ

T2

Scale: As indicated

CODE REVIEW	
FIRST FLOOR AREA	21,960 SF
SECOND FLOOR AREA	11,288 SF
PERIMETER	732'-9"
NUMBER OF STORIES ABOVE GRADE	2 STORIES
BUILDING HEIGHT	30'-0" +/-
CONSTRUCTION TYPE	TYPE 5B (SECTION 602.5, IBC 2009)
SPRINKLER SYSTEM	YES (SECTION 903.2.8, IBC 2009) (30.3.5 NFPA 101)
OCCUPANCY USE GROUP	FIRST FLOOR: (A-2) RESTAURANT, (A-3) FITNESS STUDIO, (B) BUSINESS SECOND FLOOR: (R-2) RESIDENTIAL (CHAPTER 3, IBC 2009)
SEPARATED USE	(R-2) REQUIRES 1HR SEPARATION FROM (S-1), (A-2), (A-3), AND (B) (R-2) REQUIRES 1/2 HR FROM (R-2) (TABLE 508.4, IBC 2009)
HEIGHT AND AREA LIMITATIONS	
BASIC HEIGHT LIMITATIONS	1 STORY, 40'-0" (TABLE 503, IBC 2009)
HEIGHT INCREASE	+1 STORY AND 20'-0" DUE TO AUTOMATIC SPRINKLER (SECTION 504.2, IBC 2009)
ADJUSTED HEIGHT LIMITATIONS	2 STORIES, 60'-0"
BASIC AREA LIMITATIONS	6,000 SF (TABLE 503, IBC 2009)
AREA INCREASE	6,000 X 200% = 12,000 SF DUE TO AUTOMATIC SPRINKLER (SECTION 506.3, IBC 2009)
ADJUSTED AREA LIMITATIONS	6,000 SF + 12,000 SF = 18,000 SF PER FLOOR
MEANS OF EGRESS REQUIREMENTS (NFPA 101)	
OCCUPANT LOAD	2ND FLOOR: [(R-2) 8,248 SF/200 = 41] + [(S-1) 890 SF/300 = 2] = 43 (TABLE 7.3.1.2, NFPA 101)
MINIMUM NUMBER OF EXITS REQUIRED	2 (30.2.4.1, NFPA 101) (38.2.4.3, NFPA 101) 2 PROVIDED
REQUIRED CLEAR EGRESS WIDTH AT DOORS	NOT LESS THAN 32" (7.2.1.2.3.2, NFPA 101) / 32" MIN. PROVIDED
REQUIRED CLEAR EGRESS WIDTH AT STAIR	36" MIN. (7.2.2.2.1.2/A, NFPA 101) / 48" MIN. PROVIDED
MAXIMUM DEAD END CORRIDOR	(R-2) 50'-0" MAX (TABLE A.7.6, NFPA 101) / NONE PROVIDED
MAXIMUM COMMON PATH OF TRAVEL	(R-2) 125'-0" MAX (TABLE A.7.6, NFPA 101) / 42'-6" PROVIDED
MAXIMUM TRAVEL DISTANCE WITHIN DWELLING UNIT	125'-0" MAX (TABLE A.31.1, NFPA 101) / 42'-6" PROVIDED
MAXIMUM TRAVEL DISTANCE FROM DWELLING UNIT TO EXIT	200'-0" MAX (TABLE A.31.1, NFPA 101) / 78'-9" PROVIDED
MINIMUM CORRIDOR WIDTH	36" (30.2.3.4, NFPA 101) / 42" MIN. PROVIDED
MEANS OF EGRESS REQUIREMENTS (IBC 2009)	
OCCUPANT LOAD	2ND FLOOR: (R-2) 8,248 SF/200 = 41 + [(S-1) 890 SF/300 = 2] = 43 (TABLE 1004.1.1, IBC 2009)
MINIMUM NUMBER OF EXITS REQUIRED	2 (TABLE 1021.1, IBC 2009) / 2 PROVIDED
REQUIRED CLEAR EGRESS WIDTH AT DOORS	32" (1008.1.1, IBC 2009) / 32" MIN. PROVIDED
REQUIRED CLEAR EGRESS WIDTH AT STAIR	36" MIN. (1009.1.1, IBC 2009) / 48" MIN. PROVIDED
MAXIMUM DEAD END CORRIDOR	50'-0" MAX (1018.4.2, IBC 2009) / NONE PROVIDED
COMMON PATH OF TRAVEL	125'-0" MAX (1014.3, IBC 2009) / 42'-6" PROVIDED
MAXIMUM TRAVEL DISTANCE	(R-2) 250'-0" MAX (TABLE 1016.1, IBC 2009) / 122'-0" PROVIDED
MINIMUM CORRIDOR WIDTH	36" (1018.2.2, IBC 2009) / 42" MIN. PROVIDED
FIRE RATINGS	
EXTERIOR BEARING WALLS	0 HOUR (TABLE 601, IBC 2009)
INTERIOR BEARING WALLS	0 HOUR (TABLE 601, IBC 2009)
NON-BEARING INTERIOR WALLS	0 HOUR (TABLE 601, IBC 2009)
FLOOR CONSTRUCTION	0 HOUR (TABLE 601, IBC 2009)
ROOF CONSTRUCTION	0 HOUR (TABLE 601, IBC 2009)
STRUCTURAL FRAME	0 HOUR (TABLE 601, IBC 2009)
EXIT ENCLOSURES	1 HOUR (1022.1, IBC 2009), 1 HOUR (912.5.3, IBC 2009)
SHAFT ENCLOSURES	1 HOUR (TABLE 708.4, IBC 2009)
CORRIDOR SEPARATION	1/2 HOUR (TABLE 1018.1, IBC 2009)
DWELLING UNIT SEPARATION	1/2 HOUR (SECTION 709.3, IBC 2009)
HORIZONTAL SEPARATION	1 HOUR BETWEEN (R-2) / (A-2), (A-3), (B) and 1/2 HOUR BETWEEN (R-2) / (R-2) (SECTION 712.3, IBC 2009)
REQUIRED PLUMBING FIXTURES	
WATER CLOSETS	(TABLE 2902.1, IBC 2009)
LAVATORIES	1 PER DWELLING UNIT
BATH/SHOWER	1 PER DWELLING UNIT
KITCHEN SINK	1 PER DWELLING UNIT
CLOTHES WASHER CONNECTION	1 PER 20 DWELLING UNITS



1 Level 2 LIFE SAFETY PLAN
1/16" = 1'-0"

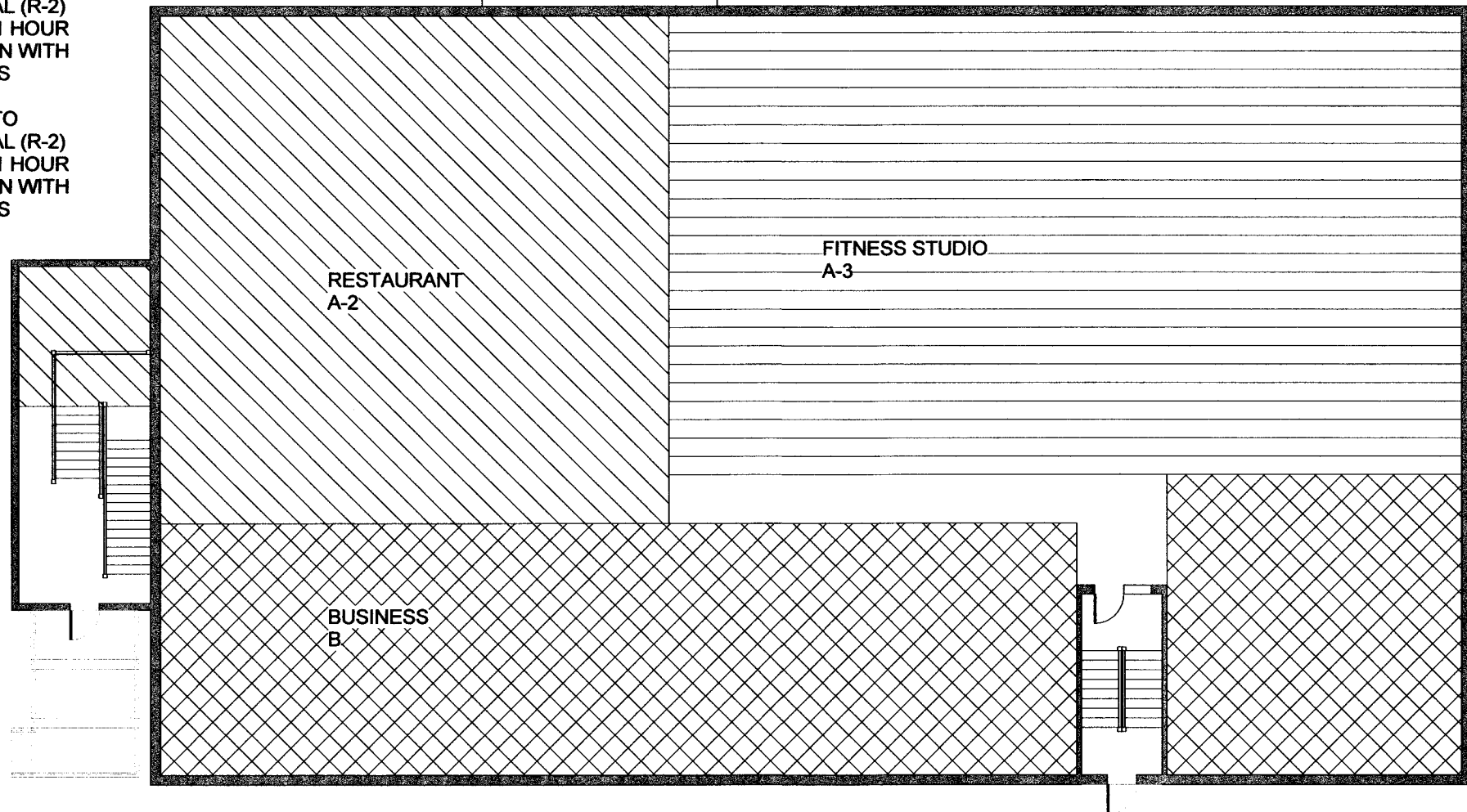
LIFE SAFETY LEGEND

- 1 HR RATED FIRE PARTITION
- 1 HR RATED FLOOR/CEILING
- 1 HR RATED EXTERIOR WALL
- SMOKE SEPARATION
- EGRESS

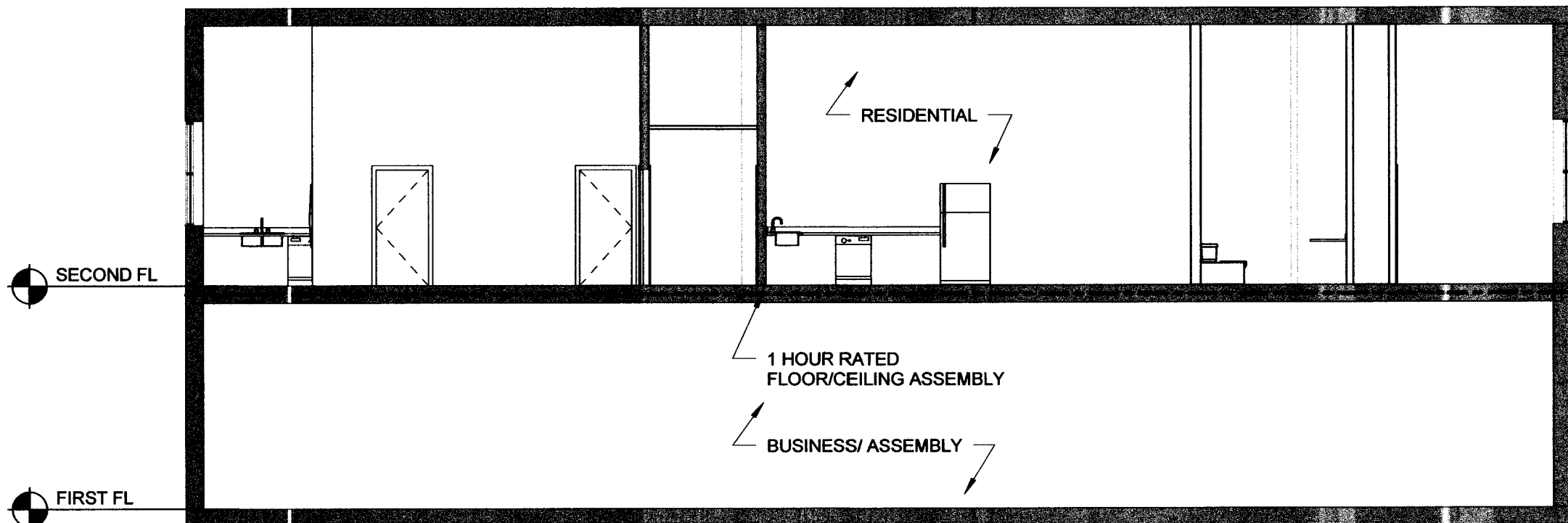
FIRE SPRINKLER NOTES

- CONTRACTOR TO DESIGN AND PROVIDE NFPA 13 COMPLIANT FIRE SPRINKLER SYSTEM. THE DESIGN SHALL INCLUDE DRAWINGS AND ENGINEERING CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN NEW HAMPSHIRE. SYSTEM SHALL MEET ALL STATE AND LOCAL CODES. COORDINATE SYSTEM WITH DESIGN DOCUMENTS.
-

ASSEMBLY TO RESIDENTIAL (R-2) REQUIRES 1 HOUR SEPARATION WITH SPRINKLERS
BUSINESS TO RESIDENTIAL (R-2) REQUIRES 1 HOUR SEPARATION WITH SPRINKLERS



2 Level 1 LIFE SAFETY PLAN
1/16" = 1'-0"



3 LIFE SAFETY SECTION
1/8" = 1'-0"

DIVISION 1- GENERAL REQUIREMENTS

- A. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS, EQUIPMENT, SHOP SERVICES, AND RELATED ITEMS REQUIRED FOR THE COMPLETE AND PROPER SHAPING OF THE PROJECT WORK IN CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE PERFORMED IN A NEAR WORKMANLIKE MANNER, EQUAL TO THE BEST IN SHOP AND FIELD PROCEDURE. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE STATED. THE CONTRACTOR SHALL APPLY SUSTAINABLE BUILDING PRACTICES WHEREVER POSSIBLE.
- B. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES, INCLUDING THE INTERNATIONAL BUILDING CODE (IBC), NFPA LIFE SAFETY CODE, STATE ENERGY CODE, AND ALL OTHER GOVERNING REGULATIONS (CURRENT EDITIONS).
- C. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS, AND SHALL GIVE ALL REQUIRED NOTICES TO PUBLIC AGENCIES.
- D. THE CONTRACTOR SHALL PROVIDE ALL PUBLIC SERVICES REQUIRED BY THE WORK.
- E. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT TAKE MEASUREMENTS OFF THE DRAWINGS WITH A SCALE OR RULER. ANY DISCREPANCIES BETWEEN EITHER THE DRAWINGS, SPECIFICATIONS, AND/OR SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, AND ANY AFFECTED WORK SHALL NOT PROCEED WITHOUT INSTRUCTIONS FROM THE ARCHITECT. THE ARCHITECT SHALL NOT BE LIABLE FOR ANY UNAUTHORIZED CHANGE TO THE PROJECT DESIGN.
- F. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR SUPERVISING ALL TRADES, COORDINATING THE WORK DONE BY ALL SUBCONTRACTORS, AND EXPEDITING THE WORK AS A WHOLE, ALLOWING EACH TRADE REASONABLE OPPORTUNITIES FOR THE INSTALLATION OF ITS WORK AND FOR THE STORAGE AND HANDLING OF ITS MATERIALS. THE SUBCONTRACTORS SHALL ALSO PROVIDE FOR ALL CUTTING, PATCHING, AND FITTING THAT MAY BE REQUIRED IN HISHER WORK AND SHALL MAKE GOOD AFTER THEM, DOING ALL PATCHING, REPAIRING AND PAINTING NECESSARY TO MATCH ADJACENT SURFACES.
- G. THE CONTRACTOR SHALL PROVIDE ALLOWANCES, WHERE NOTED HEREIN AND NOT OTHERWISE FURNISHED, CONSISTENT WITH THE QUANTITY AND APPLICATION OF THE ITEMS INDICATED, STIPULATING EACH IN THE PROPOSAL. ADJUSTMENTS WILL BE MADE TO THE CONTRACT PRICE UPON CALL VARIATION BETWEEN THE ACTUAL MATERIAL COSTS AND THE ALLOWANCES.
- H. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR PRODUCT SELECTION AND APPROVAL BY THE ARCHITECT AND OWNER OF ALL EXTERIOR AND INTERIOR WALL AND FLOOR FINISHES OR PREFINISHED MATERIALS, ROOFING, FINISHES, HARDWARE, SPECIALTIES, EQUIPMENT, FIXTURES, ETC. MAINTENANCE INSTRUCTIONS SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT.
- I. THE CONTRACTOR SHALL FULLY AND CONTINUOUSLY PROTECT ALL PARTS OF THE WORK FROM DAMAGE AND VANDALISM, AND SHALL ALSO PROTECT ADJACENT PROPERTIES AGAINST DAMAGE FROM THE CONSTRUCTION PROCESS.
- J. THE CONTRACTOR SHALL CARRY INSURANCE AGAINST CLAIMS UNDER WORKMENS COMPENSATION ACTS AND AGAINST ALL OTHER CLAIMS FOR DAMAGE, FOR PERSONAL INJURY OR DEATH, WHICH MAY ARISE FROM THE PROJECT OPERATIONS.
- K. THE OWNER SHALL MAINTAIN FIRE INSURANCE WITH EXTENDED COVERAGE UPON THE ENTIRE STRUCTURE DURING CONSTRUCTION, THE CONTRACTOR BEING THE PAYEE FOR ALL SUCH DAMAGE THE REQUIRES REPAIRING.
- L. THE SUBCONTRACTORS SHALL REGULARLY KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH, REMOVING SAME TO A LEGAL DUMP SITE. ANY SUITABLE MATERIALS SHALL BE TRANSPORTED TO AN AUTHORIZED RECYCLING CENTER. AT THE COMPLETION OF THE WORK, ALL INTERIOR SPACES SHALL BE LEFT BROOM CLEAN AND ALL WINDOWS SHALL BE WASHED.
- M. THE CONTRACTOR GUARANTEES THAT ALL LABOR AND MATERIALS ON THIS PROJECT SHALL BE FREE FROM DEFECTS AND AGREES TO MAKE GOOD AND REPAIR AT NO FURTHER EXPENSE, UPON WRITTEN REQUEST OF THE OWNER, ALL DEFECTS IN THE WORK WITHIN ONE YEAR AFTER FINAL COMPLETION OF THE CONTRACT, EXCEPT THAT ALL ROOFS SHALL BE GUARANTEED FOR A PERIOD OF 5 YEARS AFTER COMPLETION.
- N. THESE GENERAL REQUIREMENTS APPLY TO ALL DIVISIONS OF THE SPECIFICATIONS.

DIVISION 2- SITE WORK

- A. BACKFILLING AND FILLING SHALL BE BANK RUN GRAVEL WITH STONES LIMITED TO 3" MAXIMUM, MADE IN 6" LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY FOR BUILDING AREAS AND UNDER CONCRETE SLABS AND 90% FOR PARKING AREAS. COMPACTION TO 85% IS ALLOWED UNDER LAWN/PLANTING AREAS. REFER TO CIVIL AND STRUCTURAL DWGS FOR MORE INFORMATION.
- B. ROUGH GRADE ALL AREAS INCORPORATED IN THE WORK, TO CONTOURS INDICATED, MINUS PAVING OR PLANTING DEPTHS. FINISH GRADE PLANTING AREAS ADJACENT TO THE NEW WORK WITH 6" TOPSOIL OR LOAM. RESTORE ALL OTHER EXISTING LANDSCAPE AREAS DISTURBED BY THE NEW WORK.
- C. SITE UTILITIES SHALL BE PROVIDED AS REQUIRED, AS INDICATED ON THE PLANS, AND/OR AS NOTED HERE WITHIN. COORDINATE WITH OTHER WORK. COMPLY WITH ALL LOCAL UTILITY REGULATIONS.

DIVISION 3- CONCRETE

- A. FORMWORK SHALL BE CLEAN, TIGHTLY JOINED TOGETHER AND WELL BRACED. THE RODS WHERE REQUIRED SHALL BE SMOOTH AND OF RECOGNIZED TYPE, THE REMAINS OF WHICH SHALL NOT BE CLOSER THAN 1" TO THE FINISHED SURFACE. ALL FORMS SHALL BE MAINTAINED FOR A MINIMUM OF 24 HOURS AFTER PLACING THE CONCRETE.
- B. REINFORCING BARS SHALL BE GRADE 40 (MIN) DEFORMED, NEW BILLET STEEL, MEETING THE REQUIREMENTS OF ASTM A-615. ALL SPLICES SHALL BE LAPPED 30 DIAMETER MIN. REINFORCING FABRIC FOR SLABS SHALL BE 6X6, WITH 4X11 4 E.W.W.M. CONFORMING TO ASTM A-185. ALL REINFORCING SHALL BE ADEQUATELY TIED AND SECURED IN PLACE BEFORE CONCRETE PLACEMENT STARTS. REFER TO STRUCTURAL DRAWINGS.
- C. SET ALL NECESSARY RODS, ANCHOR BOLTS, AND/OR DOWELS AS REQUIRED TO TIE TOGETHER THIS AND/OR OTHER EXISTING WORK. PROVIDE FOR PENETRATIONS IN THE CONCRETE AS REQUIRED BY THE WORK OF OTHER TRADES. ALL PIPES WHICH MUST PASS THROUGH CONCRETE FOUNDATIONS SHALL HAVE SLEEVES PROVIDED IN THE WALLS ABOVE THE FOOTINGS. STEP FOOTINGS DOWN IF NECESSARY. PROVIDE PREFORMED JOINT FILLERS WHERE INDICATED.
- D. INSTALL VAPOR BARRIERS AND INSULATION, AS PROVIDED UNDER OTHER DIVISIONS OF THIS SPECIFICATION, WHERE INDICATED ON THE DRAWINGS. COORDINATE WITH OTHER WORK.
- E. REFER TO STRUCTURAL DWGS FOR CONCRETE MIX REQUIREMENTS. NO ADMIXTURES ARE PERMITTED EXCEPT BY APPROVAL OF THE ARCHITECT.
- F. DRAIN ALL PONDING WATER AWAY FROM CONCRETE POURS THROUGH SIDE CHANNELS TO A SUMP AREA. DO NOT PUMP WATER DIRECTLY FROM THE FORMWORK OR ELSEWHERE WHILE CONCRETE IS BEING PLACED. DO NOT PLACE CONCRETE IN TEMPERATURES OF 40 DEGREES FAHRENHEIT OR LESS. DO NOT USE SALT TO THAW ICE.
- G. CONCRETE SHALL BE PLACED UNDER DIRECT SUPERVISION OF THE CONTRACTOR AND SHALL NOT BE WATERED FOR SPEED OF FLOW. CONCRETE SHALL BE CONSTANTLY RODDED DURING PLACING TO PREVENT HONEYCOMBING AND THOROUGHLY WORKED AROUND ALL BOXES OR OTHER OBSTRUCTIONS IN THE FORMS. INTERNAL VIBRATORS MAY BE USED TO SECURE DENSE, UNIFORM CONCRETE. THE PLACING SHALL BE ONE CONTINUOUS UNINTERRUPTED PROCESS WITH CONCRETE DEPOSITED AS CLOSE TO THE AREA OF USE AS POSSIBLE. AVOID PUSHING CONCRETE ALONG FORMS AND SEPARATING AGGREGATE.
- H. STEEL TROWEL ALL INTERIOR SLAB FLOORS TO A DENSE, SMOOTH SURFACE, AND A TRUE LEVEL PLAN WITH A TOLERANCE OF 1/4" VARIATION IN TEN FEET (MAX), EXCEPT AS NOTED OTHERWISE. SAW CUT CONTROL JOINTS AT 20 FEET O.C. MAX.
- I. MOISTURE CURE CONCRETE FOR A MINIMUM 7 DAYS OR APPLY A SPRAY ON CURING AGENT IMMEDIATELY AFTER FORMS ARE REMOVED.

DIVISION 4- MASONRY

- A. ALL FACE BRICK IS NOTED ON THE DRAWINGS AND SHALL BE INSTALLED AS RECOMMENDED BY THE BRICK INSTITUTE OF AMERICA FOR THE APPLICATIONS SHOWN.
- B. EXPOSED MASONRY WORK SHALL BE THOROUGHLY WASHED AND CLEANED WITH CLEAR WATER AND FIBER BRUSH TO REMOVE MORTAR STAINS, DIRT, ETC.
- C. PROVIDE FLASHING AS REQUIRED.

DIVISION 5- METALS

- A. REFER TO STRUCTURAL DRAWINGS FOR ALL STEEL LAYOUTS AND SIZES.

DIVISION 6- CARPENTRY

- A. ALL GENERAL FRAMING LUMBER SHALL BE NO. 2 OR BETTER, SPRUCE- PINE- FIR (SOUTHERN), SURFACED FOUR SIDES, GRADED AND MARKED IN ACCORDANCE WITH THE NORTHEASTERN LUMBER MANUFACTURERS ASSOCIATION. MAXIMUM MOISTURE CONTENT SHALL BE 19%. SEE THE DRAWINGS FOR FRAMING MEMBERS SIZES AND USE.
- ALLOWABLE STRESSES:
EXTREME FIBER IN BENDING, Fb = 750 PSI
TENSION PARALLEL TO GRAIN, Ft = 325 PSI
COMPRESSION PARALLEL TO GRAIN, Fc = 975 PSI
MODULUS OF ELASTICITY, E = 1,100,000 PSI
- B. ALL PLYWOOD SHALL MEET THE PROVISIONS OF U.S. PRODUCT STANDARD PS-1 (LATEST EDITION) AND SHALL BE IN ACCORDANCE WITH THE AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARDS. EACH SHEET OF PLYWOOD SHALL BE STAMPED WITH THE GRADE INFORMATION APPROPRIATE TO THE INTENDED APPLICATION. PARTICLE OR FLAKE BOARD WILL NOT BE ACCEPTED.
- C. ALL LUMBER MATERIAL EXPOSED TO THE WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- D. PROVIDE ALL ROUGH HARDWARE INCLUDING NAILS, SCREWS, FRAMING ANCHORS, HANGERS, CLIPS AND OTHER RELATED ITEMS TO COMPLETE THE WORK. FRAMING ANCHORS AND JOIST HANGERS SHALL BE OF 18 GA. GALVANIZED STEEL MIN, INSTALLED WITH HANGER NAILS AND COMPLY WITH IBC STANDARDS. PROVIDE ALUMINUM PLY-CLIPS AND ALL UNLOCKED EDGES OF ROOF SHEATHING, TWO PER BAY MIN.
- E. ROUGH CARPENTRY AND FRAMING STANDARDS, EXCEPT AS NOTED OTHERWISE, SHALL COMPLY WITH THE "MANUAL OF HOUSE FRAMING" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, INCLUDING FASTENINGS, FIRE STOPPING, BRACING, ANCHORAGES, BRIDGING, ETC. ALL SUCH WORK SHALL BE LAID OUT AS INDICATED ON THE DRAWINGS AND SHALL BE ACCURATELY CUT AND TIGHTLY FITTED AS NECESSITATED BY CONDITIONS ENCOUNTERED. ROUGH OPENING DIMENSIONS FOR ALL PREFABRICATED COMPONENTS SHALL BE VERIFIED BY THE CONTRACTOR FROM MANUFACTURER'S LITERATURE. ALL WORK SHALL BE PLUMBED, LEVELED, AND SECURED WITH SUFFICIENT NAILS, SPIKES, BOLTS, ETC. TO ENSURE RIGIDITY. PROVIDE BLOCKING REQUIRED BY THE WORK OF OTHER TRADES. PLYWOOD SUBFLOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APA GLUED FLOOR SYSTEM.
- F. FURNISH LABOR AND MATERIALS TO PROPERLY CLOSE UP ALL OPENINGS DURING THE PROGRESS OF THE WORK. TEMPORARY DOORS MAY BE PROVIDED WITH PADLOCK WHICH CAN BE CLOSED AND SECURED WHEN THE BUILDING IS VACANT.
- G. ALL NEW EXTERIOR SIDING AND/OR INTERIOR PANELING AND TRIM SHALL BE NOTED ON THE DRAWINGS.
- H. ALL NEW FINISH CARPENTRY AND MILLWORK SHALL BE AS NOTED ON THE DRAWINGS AND SHAPED, JOINED, AND INSTALLED IN ACCORDANCE WITH THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE, "CUSTOM GRADE".
- I. CLEAN WOODWORK AND FILL NAIL HOLES IN PREPARATION FOR THE REQUIRED FINISHES. WHERE WOODWORK IS TO RECEIVE A TRANSPARENT FINISH, USE FILLER MATERIAL MATCHING WOOD FIBER. ALL WORK SHALL BE MACHINE OR HAND SAND/PAPERED SO AS TO REMOVE ALL MARKS LEFT BY MACHINE DRESSING AND OTHER ROUGHNESS, AND SHALL BE LEFT IN PROPER CONDITION OR PAINTING.

DIVISION 7- THERMAL AND MOISTURE PROTECTION

- A. PROVIDE SELF ADHERING SHEET MEMBRANE WATERPROOFING SYSTEM ON EXTERIOR OF ALL NEW BASEMENT FOUNDATION WALLS. INSTALL AND PROTECT IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- B. PROVIDE 6 MIL POLYETHYLENE SHEET VAPOR BARRIER CONTINUOUSLY, OVER COMPACTED FILL, UNDER NEW CONCRETE FLOOR SLABS ON GRADE. LAP ALL JOINTS 6" MIN. AND TAPE. PROTECT AGAINST PUNCTURE.
- C. PROVIDE NON-WOVEN POLYESTER AIR INFILTRATION BARRIER OVER ALL NEW EXTERIOR SHEATHING PRIOR TO INSTALLING SIDING. LAP ALL JOINTS 6 MIN.
- D. PROVIDE INSULATION TYPE AND THICKNESS AS NOTED ON THE DRAWINGS.
- E. PROVIDE A COMPLETE WEATHERTIGHT AND SECURE ROOFING SYSTEM AS NOTED ON THE DRAWINGS WITH ALL REQUIRED ACCESSORIES, AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. NOTIFY THE ARCHITECTS OF ANY CONDITIONS WHICH MIGHT COMPROMISE THE INTEGRITY OF THE ROOFING WORK. PROVIDE 36" WIDE SELF ADHERING MEMBRANE UNDERLAYMENT AT ALL EAVES, VALLEYS, WALL TO ROOF INTERSECTIONS, ETC. AS RECOMMENDED BY THE MANUFACTURER. COLOR OF SHINGLES TO BE SELECTED BY THE ARCHITECT.
- F. ALL REQUIRED STEP, BASE, AND CAP FLASHINGS, COPINGS, ETC. SHALL BE FABRICATED FROM 0.32" ALUMINUM OR 16 OX. C.R.COPPER TO SHAPES AS RECOMMENDED BY THE SHACNA MANUAL. PROVIDE AT ROOF AND FRAME WALL CONDITIONS.
- G. PROVIDE ATTIC VENTILATION PER CODE WITH DEVICES AS INDICATED ON THE DRAWINGS.
- H. PROVIDE ALL CAULKING AND SEALANTS NECESSARY TO FILL ALL EXTERIOR AND INTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS. INSTALL BACKER ROD MATERIAL WHERE REQUIRED.

DIVISION 8- DOORS AND WINDOWS

- A. PROVIDE ALL NEW DOORS AND RELATED HARDWARE OF TYPES AND SIZES AS INDICATED ON THE DRAWINGS. APPLY SEALER TO ALL SURFACES, EDGES, MORTICES, ETC. OF ALL WOOD DOORS.
- B. HARDWARE DESIGN SHALL BE AS APPROVED BY THE OWNER AND THE ARCHITECT. PROVIDE ALL HARDWARE NECESSARY FOR THE PROPER OPERATION OF ALL WORK ON THIS PROJECT. REFER TO THE DRAWINGS FOR HARDWARE FUNCTIONS. CONFIRM DOOR KEYING AND SECURITY WITH THE OWNER.
- C. PROVIDE COMPLETE WEATHERSTRIPPING FOR ALL NEW EXTERIOR DOORS OF NEOPRENE BULB/ ALUMINUM STRIP AT HEAD AND JAMBS AND VINYL SWEEP/ ALUMINUM STRIP AT BOTTOM.
- D. PROVIDE ALL NEW WINDOWS AND GLASS TYPES AS INDICATED ON THE DRAWINGS. COMPLETE WITH ALL STANDARD HARDWARE AND NOTED OPTIONS. CONFIRM TEMPERED GLASS LOCATIONS BEFORE ORDERING.
- E. INSTALL ALL DOORS AND WINDOWS IN ACCORDANCE WITH NWWDA GUIDELINES, MANUFACTURER'S RECOMMENDATIONS, AND AS DETAILED. PROVIDE METAL DRIP CAPS AT HEADS AND FABRIC FLASHING AT JAMBS AND SILLS OF ALL EXTERIOR DOOR AND WINDOW FRAMES.

DIVISION 9- FINISHES

- A. PROVIDE STANDARD TYPE 5/8" TYPE 'X' GYPSUM WALLBOARD ON ALL INTERIOR WALLS AND CEILINGS. INCLUDE IN THE WORK ALL NECESSARY ACCESSORIES AND JOINT FINISHING SYSTEMS TO PROVIDE A FLAT, SMOOTH SURFACE, FREE OF DEFECTS AND COMPLYING WITH THE APPLICABLE REQUIREMENTS OF GA-216-85 "APPLICATION AND FINISHING OF GYPSUM BOARD" BY THE GYPSUM ASSOCIATION.
- B. PREPARE SURFACES TO BE PAINTED OR OTHERWISE FINISHED, BY FILLING VOIDS, SANDING AND CLEANING. APPLY FINISHES, AS INDICATED, TO INTERIOR AND EXTERIOR SURFACES USING ONLY NATIONALLY KNOWN OR OWNER APPROVED PRODUCTS. STORE IN A SAFE, SECURE MANNER. ALL PAINTED SURFACES SHALL RECEIVE AT LEAST TWO FINISH COATS OVER A PRIME COAT. COLOR AND FINISH TYPES SHALL BE SELECTED BY OWNER AND THE ARCHITECT.
- C. SHEET VINYL AND/OR VINYL TILE FLOORING SHALL BE AS SELECTED BY THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL PROVIDE UNDERLAYMENTS AND FURNISH AND INSTALL ALL MATERIALS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE RESILIENT FLOORING MANUFACTURER'S RECOMMENDATIONS.
- D. CERAMIC TILE SHALL BE AS SELECTED BY THE OWNER AND ARCHITECT. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL THE WORK IN ACCORDANCE WITH THE TILE COUNCIL OF AMERICA, INC. RECOMMENDATIONS FOR EACH APPLICATION INDICATED. PROVIDE CEMENTITIOUS BACKER BOARD FOR TILE WORK ON ALL SHOWER WALLS.
- E. ALL NEW WOOD FLOORING SHALL BE AS NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK FLOORING IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE. FINISH TYPES SHALL BE AS SELECTED BY THE OWNER AND ARCHITECT.
- F. PROTECT ALL NEW AND EXISTING FINISHED SURFACES AGAINST DAMAGE WHILE WORK ON THIS PROJECT IS PROGRESSING OR UNCOMPLETED.

DIVISION 10- SPECIALTIES

- A. ALL TOILET ACCESSORIES, MEDICINE CABINETS, MIRRORS, AND ANY OTHER EQUIPMENT AS INDICATED ON THE DRAWINGS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR FOLLOWING OWNER AND ARCHITECT APPROVAL.

DIVISION 11- EQUIPMENT

- A. COUNTERS AND CABINETS ARE TO BE MANUFACTURED UNITS OF AWI QUALITY AS SELECTED BY THE OWNER AND ARCHITECT. ALL CASEWORK SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR, COMPLETE WITH ALL STANDARD HARDWARE.

DIVISION 12- FURNISHINGS- NIC

DIVISION 13- SPECIAL CONSTRUCTION- NIC

DIVISION 14- CONVEYING SYSTEMS- NIC

DIVISION 15- MECHANICAL

- A. ALL PLUMBING, HEATING, AND VENTILATING MATERIALS AND INSTALLATIONS SHALL CONFORM TO THE NATIONAL PLUMBING AND MECHANICAL CODES AND OTHER APPLICABLE CODES AND ORDINANCES. COORDINATE WITH OTHER WORK.
- B. EXTEND HOT AND COLD WATER SUPPLY AND WASTE WATER PLUMBING SYSTEMS AS INDICATED ON THE DRAWINGS OR AS REQUIRED TO MEET THE INTENT, INCLUDING PLUMBING FIXTURES, FITTINGS, ACCESSORIES, AND RELATED EQUIPMENT. PIPING RUNS AND RISER LAYOUTS SHALL BE DETERMINED BY THE CONTRACTOR.
- C. NEW PLUMBING FIXTURES AND FAUCETS SHALL BE APPROVED BY THE OWNER. ALL FIXTURES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- D. EXTEND HEATING SYSTEM AS INDICATED ON THE DRAWINGS OR AS REQUIRED TO MEET THE INTENT, INCLUDING HEATING DISTRIBUTION, CONTROLS, ACCESSORIES, AND RELATED EQUIPMENT. THE CONTRACTOR SHALL CALCULATE HEAT LOSS, BTU REQUIREMENTS AND EQUIPMENT SIZING IN ACCORDANCE WITH ASHRAE STANDARDS. SUBMIT SYSTEM DESIGN CHANGES AND EQUIPMENT CUTS TO THE OWNER AND ENGINEER FOR APPROVAL.
- E. PROVIDE EXTRUDED FOAM PIPE INSULATION FOR ANY LINES THAT WILL BE LOCATED IN UNHEATED SPACES.

DIVISION 16- ELECTRICAL

- A. ALL ELECTRICAL MATERIALS SHALL CONFORM TO THE STANDARDS OF UNDERWRITER LABORATORIES, INC. AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE CODES AND ORDINANCES. COORDINATE WITH OTHER WORK.
- B. EXTEND EXISTING ELECTRICAL POWER AND LIGHTING SYSTEMS AS INDICATED ON THE DRAWINGS OR REQUIRED TO MEET THE INTENT, INCLUDING PANEL BOARDS, FIXTURES, RECEPTACLES, SWITCHES, WIRING, ACCESSORIES, AND RELATED EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CIRCUITING, CONDUIT AND/OR CONDUCTOR RUNS, JUNCTION POINTS, ETC.
- C. NEW LIGHTING FIXTURES, NOT OTHERWISE SPECIFIED, SHALL BE AS SELECTED BY THE OWNER AND ARCHITECT. ALL FIXTURES SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR.
- D. PROVIDE SMOKE DETECTOR SYSTEM AND CO2 DETECTORS IN ALL BEDROOMS, 110V INTERCONNECTED ON REQUIRED CIRCUIT, IN ACCORDANCE WITH NFPA 101.

66 THIRD STREET

DOVER, NH

McHENRY
ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire
603.430.0274

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No.	Description	Date

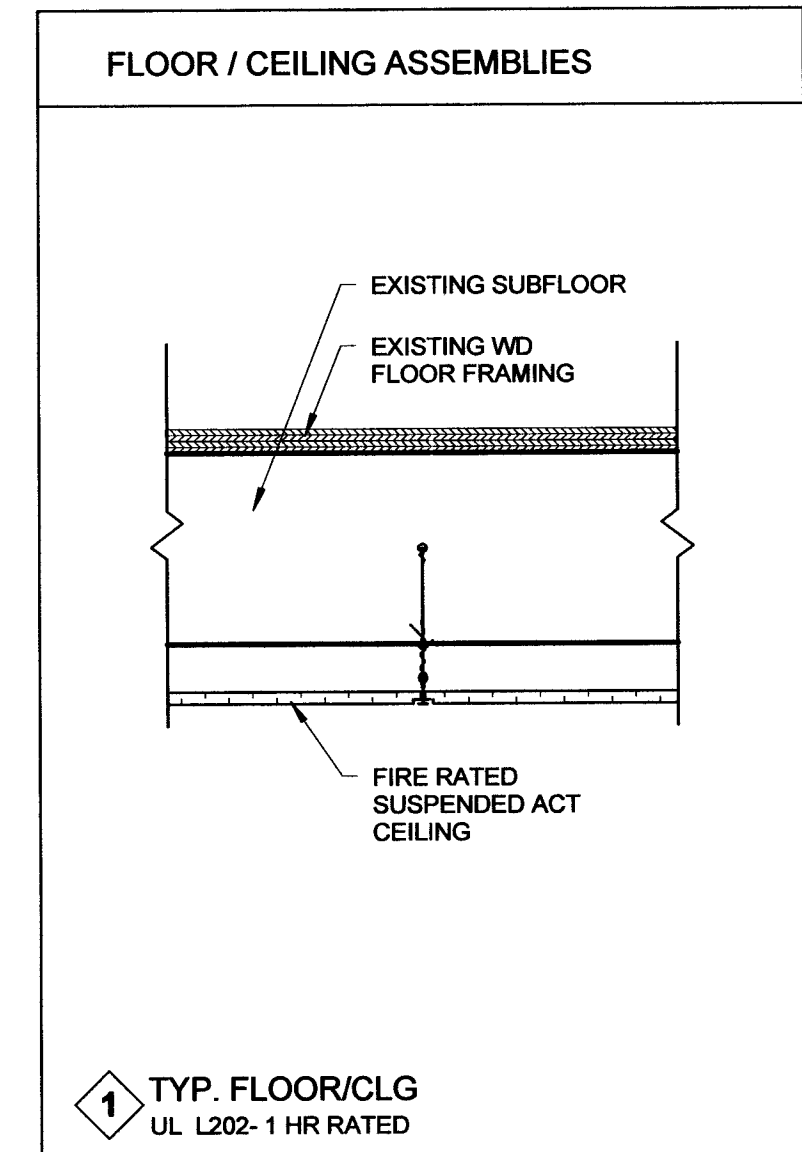
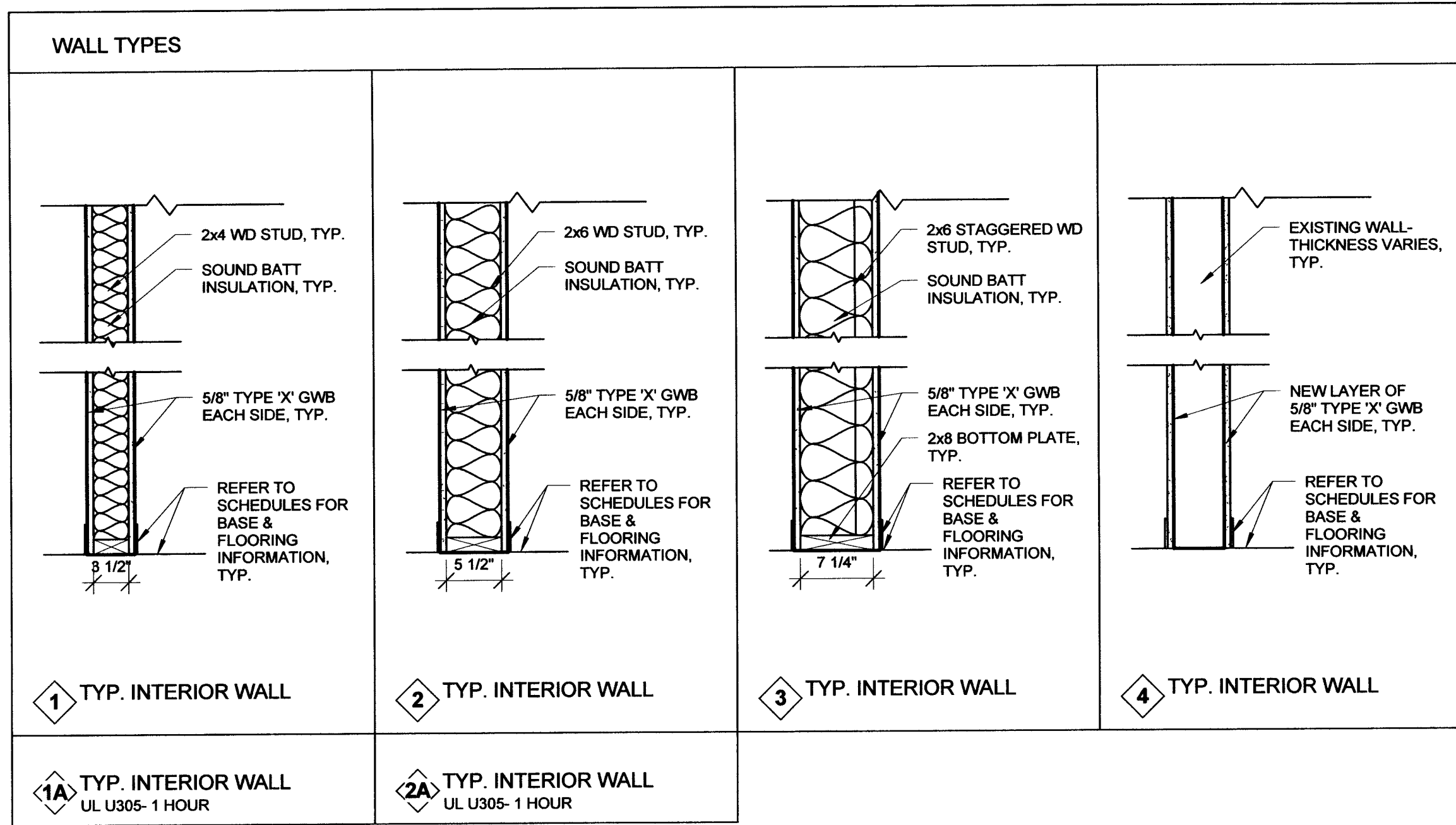
Project Name:
66 THIRD STREET

Drawing Name:
GENERAL
SPECIFICATIONS

Project number: 18054
Date: 11/20/2018
Drawn by: MB
Checked by: JJ

T3

Scale: 12" = 1'-0"

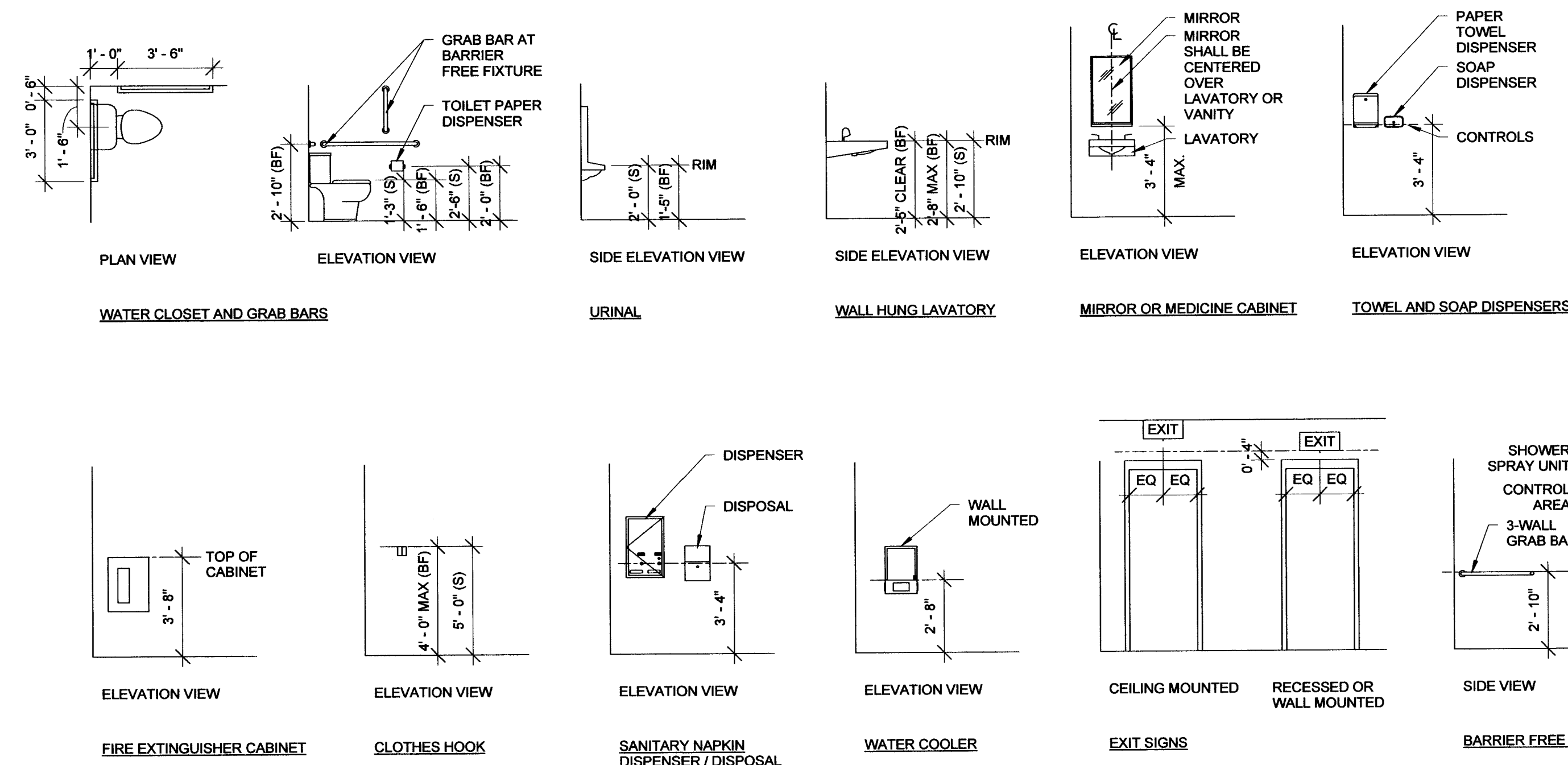


WALL AND FLOOR TYPE NOTES

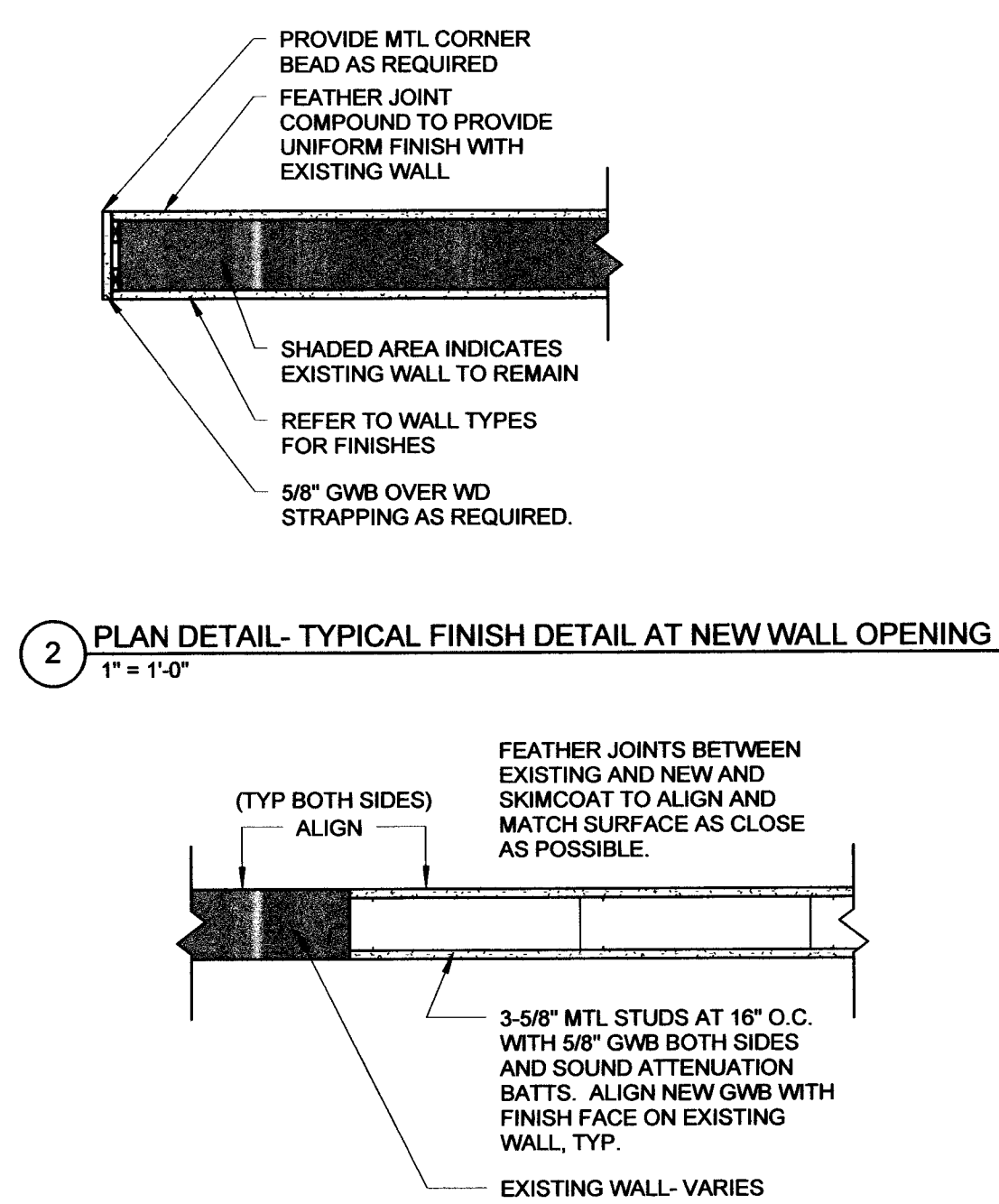
1. ALL TRIM/SIDING SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATIONS AND ACTUAL MATERIALS.
2. ALL NEW WALLS TO EXTEND TO THE UNDERSIDE OF DECK OR FRAMING ABOVE.
3. RATED WALL SYSTEMS TO HAVE CONTINUOUS SEALANT AT BASE AND TOP OF WALL.
4. PROVIDE 5/8\"/>

FIRE SEPARATION FOR FLOOR/CEILING ASSEMBLY AT FIRST/SECOND FLOOR

- EXPOSED STEEL BEAMS AND COLUMNS SUPPORTING SECOND FLOOR (DOWN TO THE FOUNDATION); TYPICAL SPRAY APPLIED FIRE RESISTIVE MATERIAL IS REQUIRED. [HTTP://ISOLATEK.COM/MEDIUM-DENSITY/](http://ISOLATEK.COM/MEDIUM-DENSITY/) OR EQUAL.
- FIRE RESISTANT CEILING TILES- ARMSTRONG FIREGUARD CEILING TILE PRODUCT INSTALLED BENEATH THE EXISTING CEILING IN WEEKSIE'S PIZZA- TILES WOULD BE INSTALLED AT OTHER FIRST FLOOR LOCATIONS AS WELL WITH SOME ROOMS HAVING STANDARD FIRE RATED SHEETROCK INSTEAD.



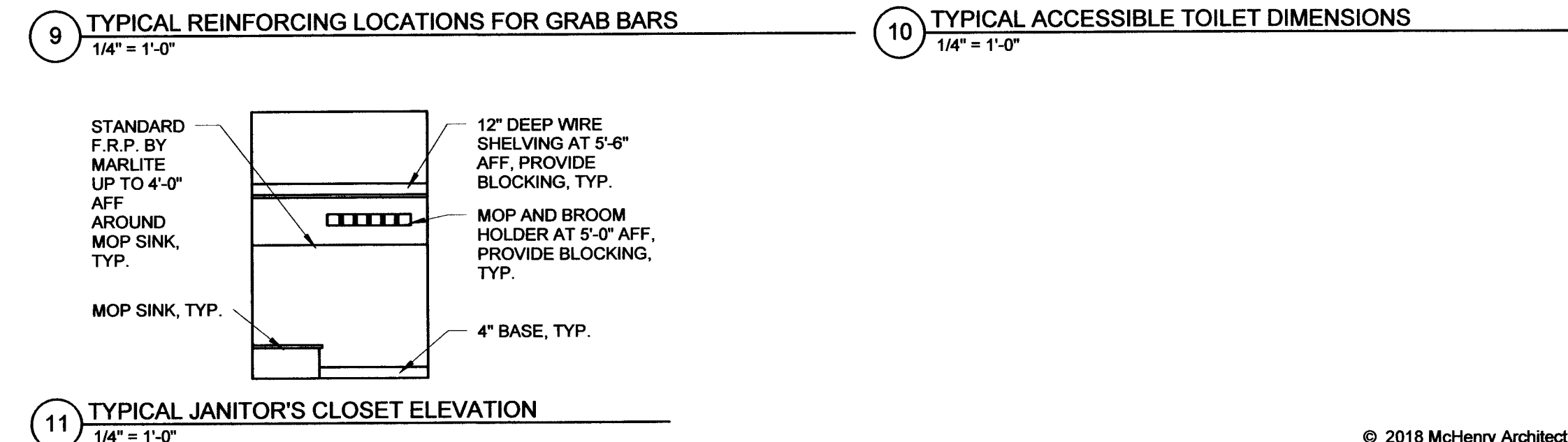
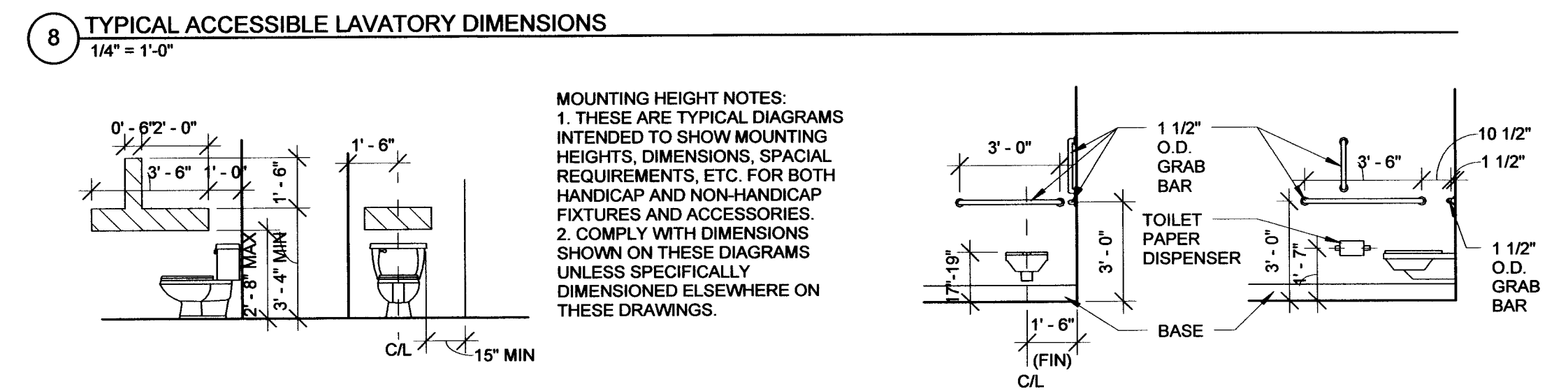
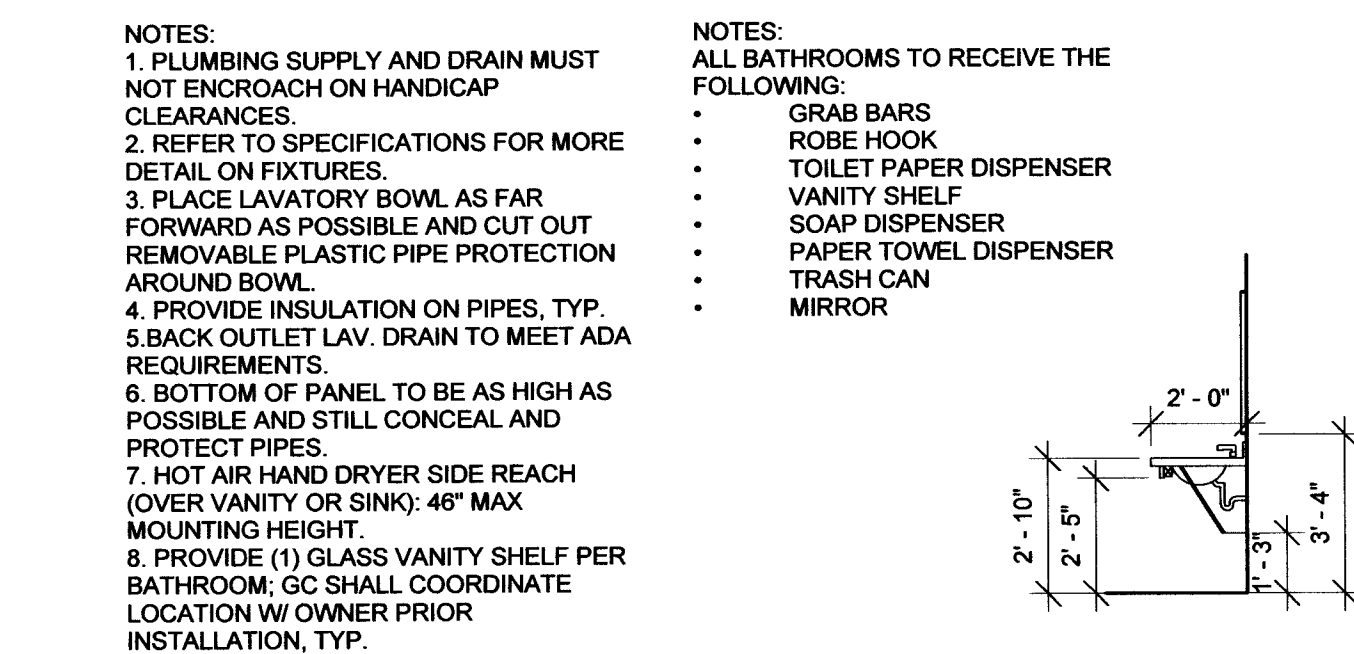
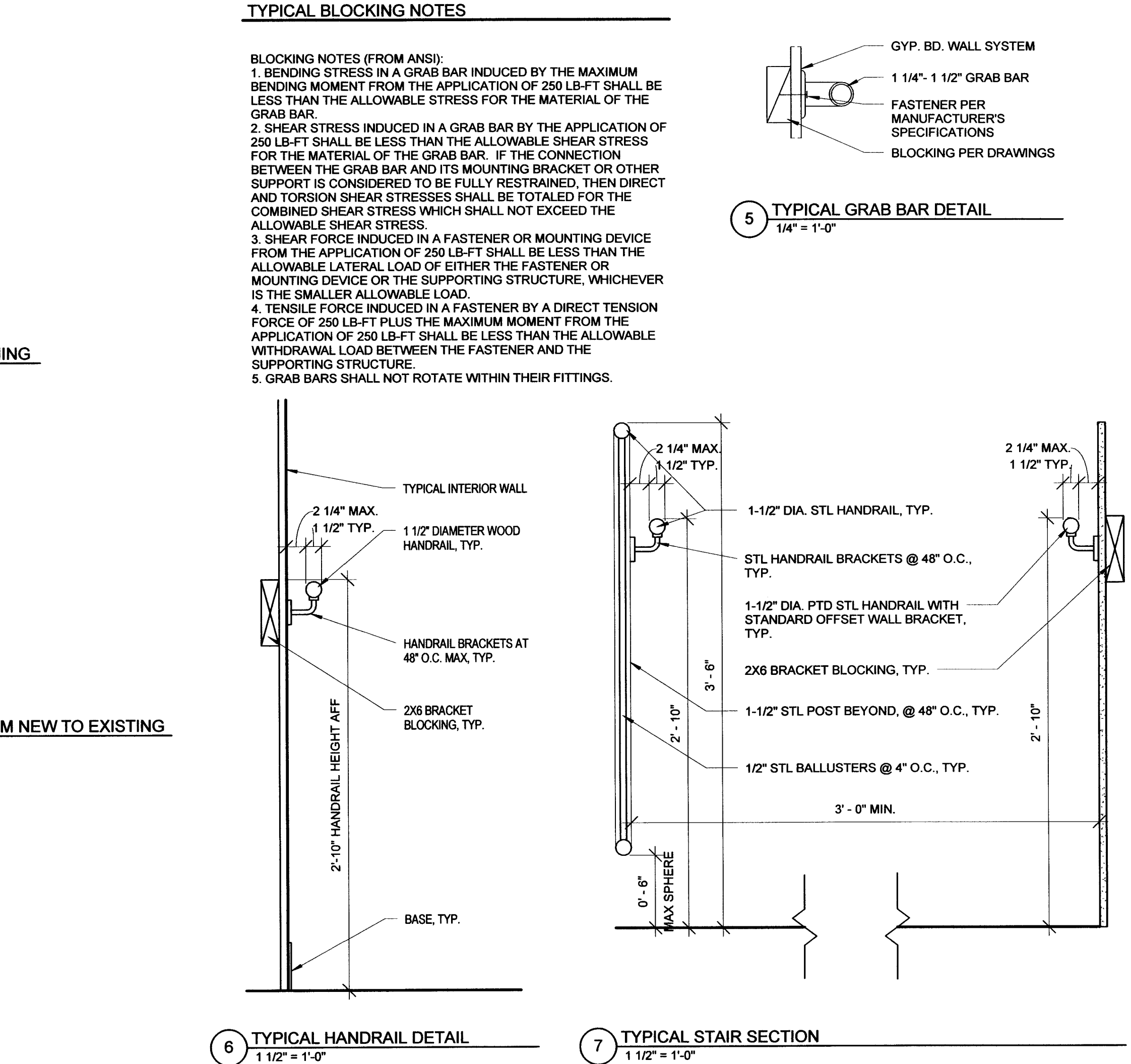
1 STANDARD MOUNTING HEIGHTS
1/4\"/>



3 PLAN DETAIL- TYPICAL INTERIOR WALL CONNECTION FROM NEW TO EXISTING
1\"/>

4 DETAIL AT EXISTING WINDOW / RATED WALL INFILL
1/2\"/>

LEGEND:
S- STANDARD MOUNTING HEIGHT
BF- BARRIER FREE MOUNTING HEIGHT
NOTE: MOUNT ALL FIXTURES AT STANDARD MOUNTING HEIGHT, UNLESS INDICATED ON PLANS AS BARRIER FREE. ANY ROOMS LABELED BARRIER FREE SHALL INCLUDE ALL FIXTURES AND ACCESSORIES WITHIN THE ROOM.



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Drawing Name:
WALL TYPES AND STANDARDS

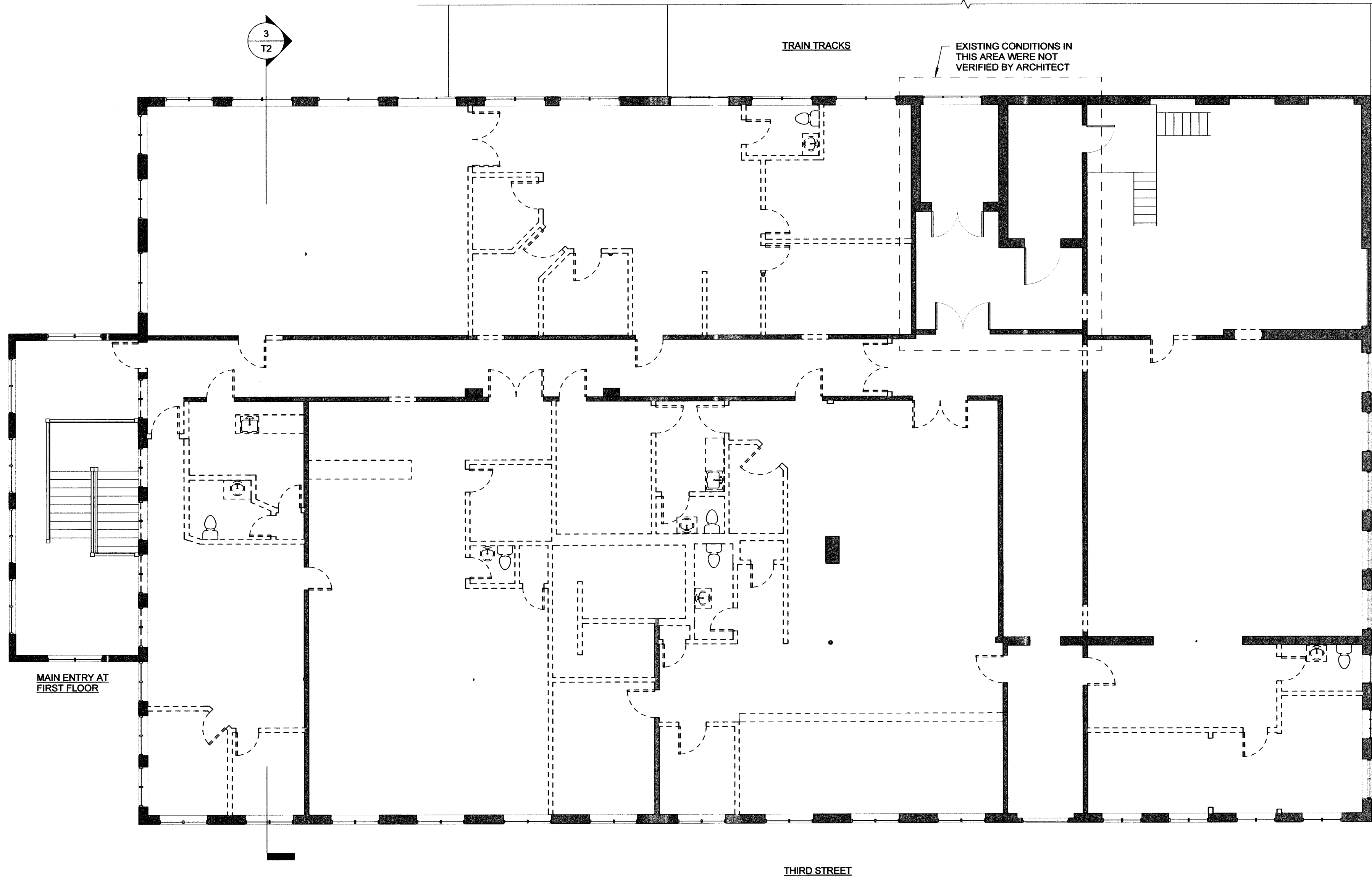
Project number: 18054
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Drawn by: MB
Checked by: JJ

A100

Scale: As indicated

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1 Level 2 REMOVALS PLAN
1/8" = 1'-0"

REMOVALS NOTES

1. THESE REMOVAL PLANS ARE BASED ON EXAMINATION OF THE EXISTING STRUCTURE AND ARE INTENDED TO SHOW THE GENERAL CONDITIONS WHICH ARE EXPECTED TO OCCUR. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY SITUATIONS, DIMENSIONS, OR OTHER CONDITIONS OF THE EXISTING STRUCTURE WHICH MAY ARISE DURING DEMOLITION OR CONSTRUCTION.
2. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH THE REMOVAL WORK IN ANY AREA. REMOVAL OF DOORS, WINDOWS, CABINETRY, FINISHES, PARTITIONS, OR ANY OTHER NON-STRUCTURAL ITEMS MAY PROCEED AS INDICATED. WHERE DISCREPANCIES INVOLVE STRUCTURAL ITEMS, REPORT SUCH DIFFERENCES TO THE ARCHITECT IMMEDIATELY AND SECURE INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK IN THAT AREA.
3. DASHED LINES INDICATE WALLS, DOORS, WINDOWS, CABINETRY AND OTHER ITEMS TO BE REMOVED.
4. CUT WORK BY METHODS LEAST LIKELY TO DAMAGE EXISTING WORK TO REMAIN AND ANY NEW WORK. THE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED TO THE ADJACENT WORK CAUSED BY THE REMOVALS.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY FORMS OF PROTECTION.
6. THE CONTRACTOR SHALL FOLLOW ALL OSHA REQUIREMENTS.
7. REMOVE EXISTING APPLIANCES AND FIXTURES.
8. TEMPORARY BRACING OR SHORING NEEDED TO HOLD THE STRUCTURE IN A SAFE AND STABLE POSITION DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
9. SALVAGE AND STORE ANY EXISTING TRIM WORK BEING REMOVED FOR REUSE.

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Project Name:
66 THIRD STREET

Drawing Name:
SECOND FLOOR
REMOVALS PLAN

Project number: 18054
Date: 11/20/2018
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Checked by: JJ

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No.	Description	Date

Project Name:
66 THIRD STREET

Drawing Name:
SECOND FLOOR PLAN

Project number: 18054
Date: 11/20/2018
Drawn by: MB
Checked by: JJ

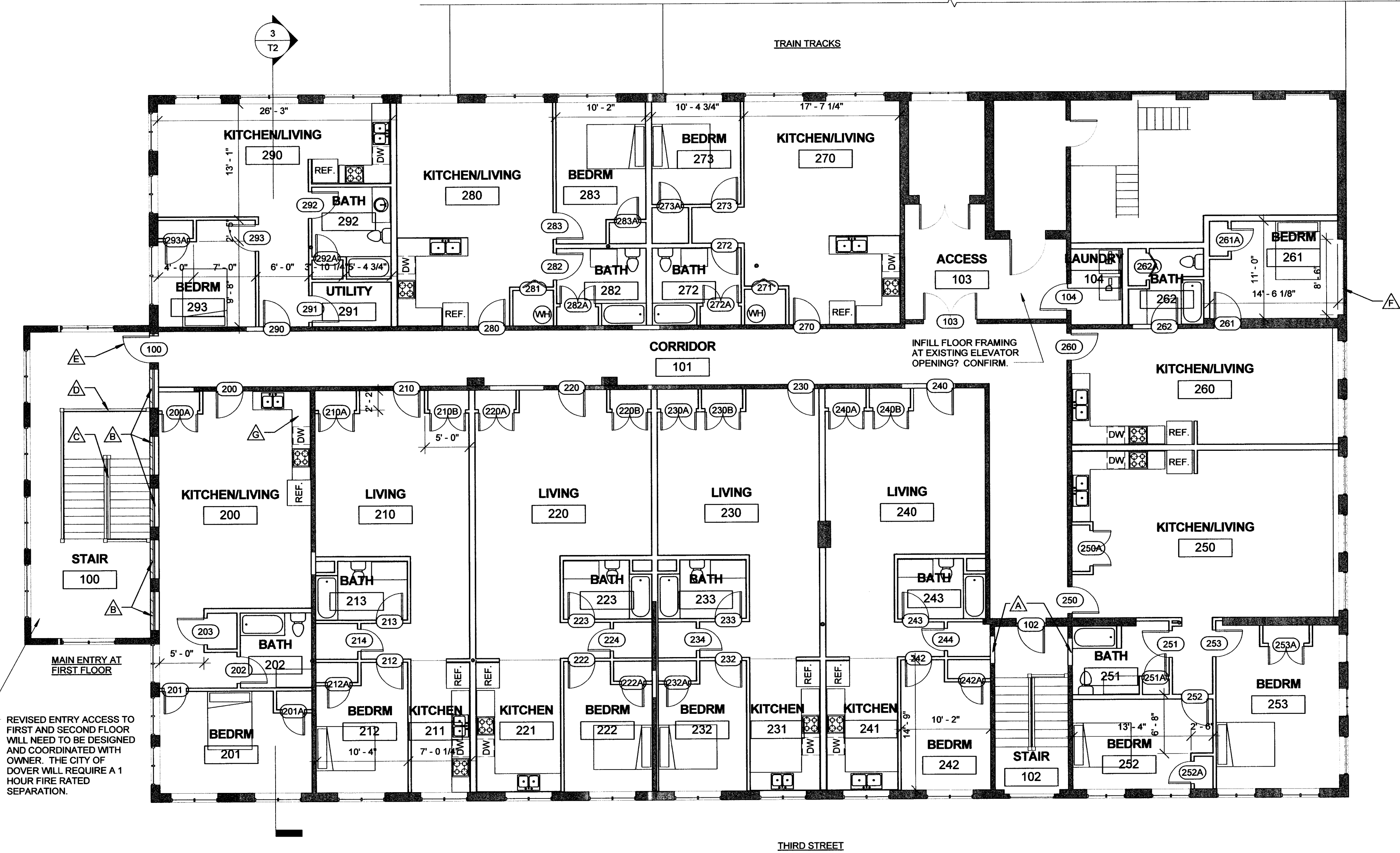
A102

Scale: As indicated

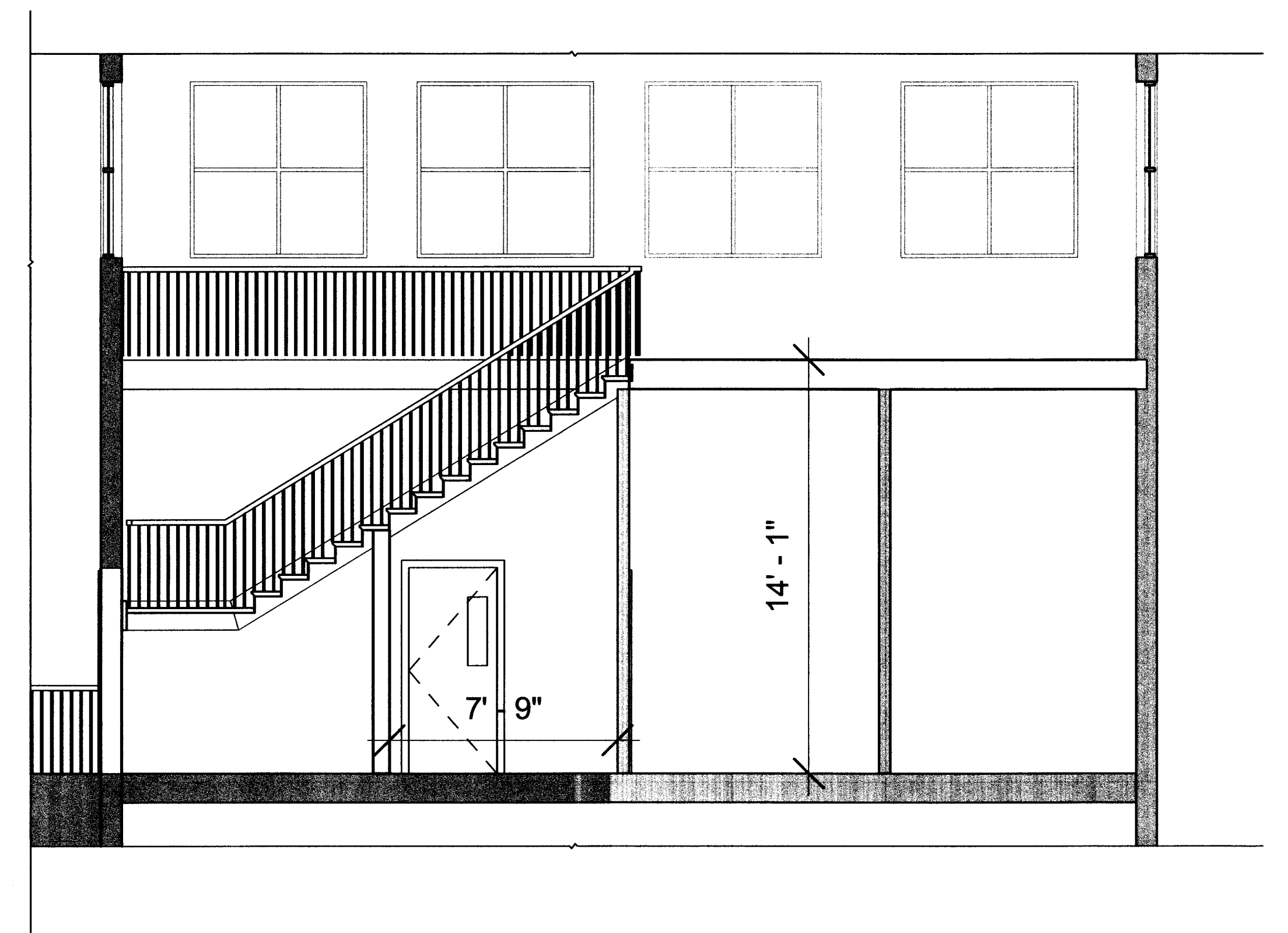
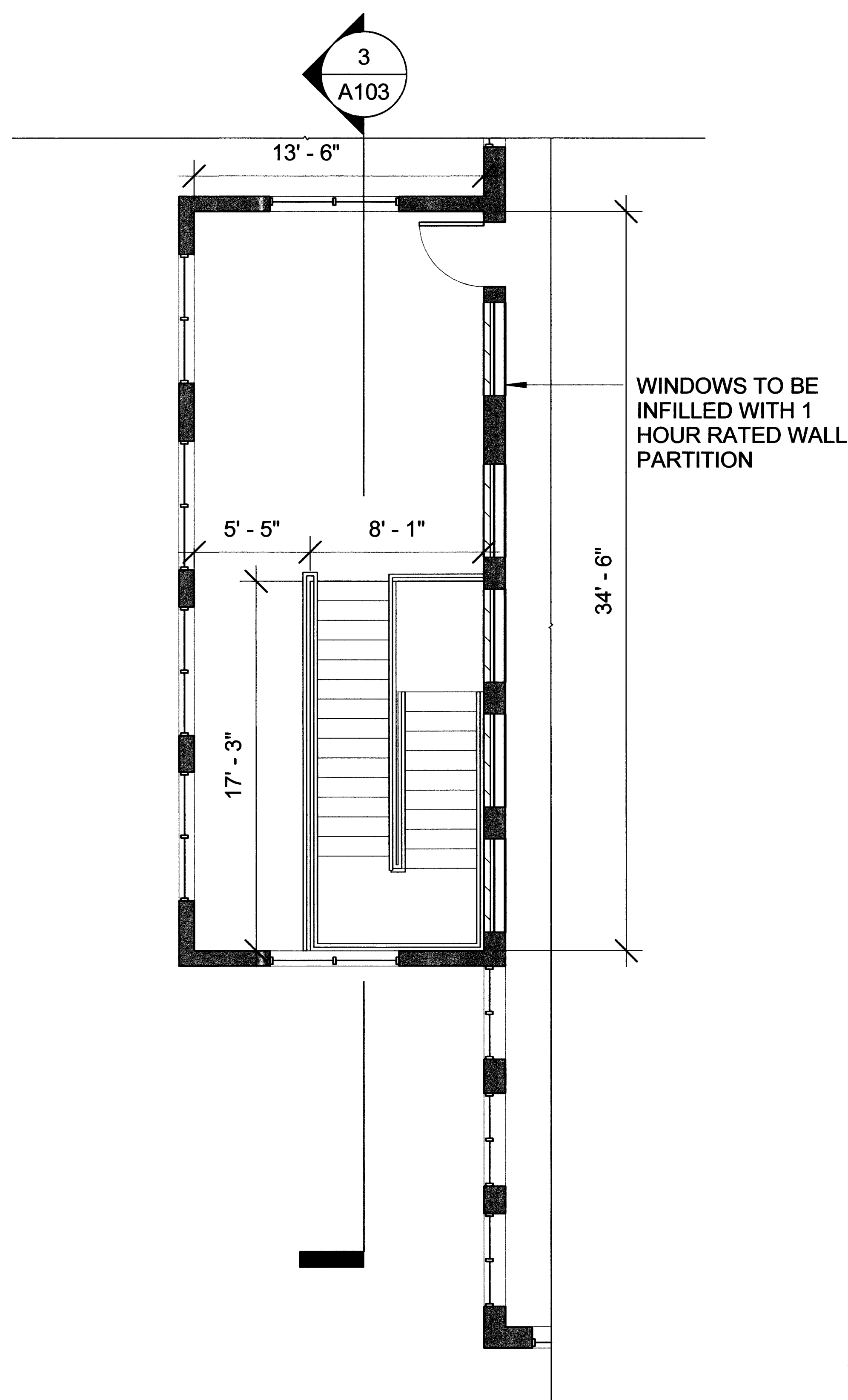
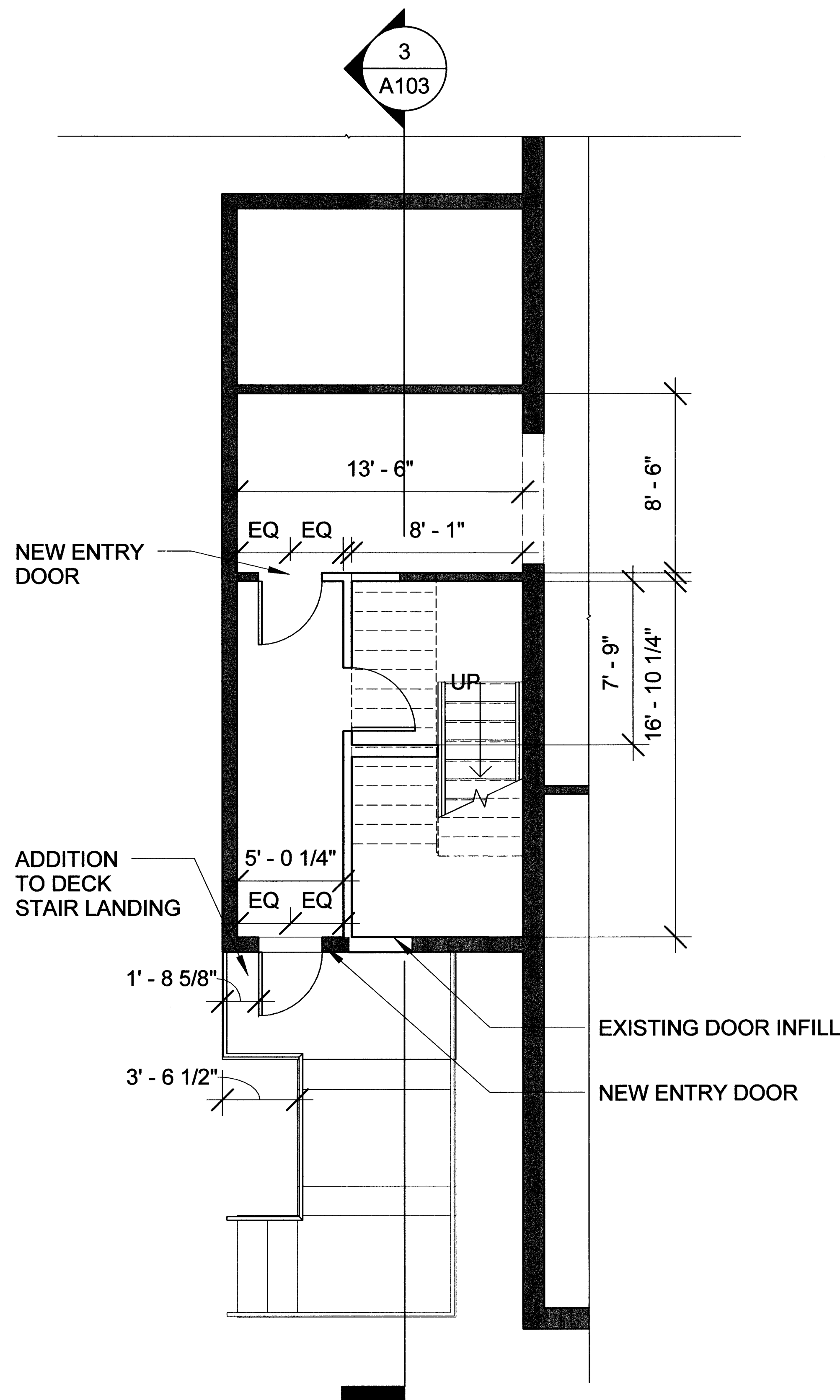
SECOND FLOOR PLAN KEYNOTES

- A. INFILL EXISTING OPENING WITH RATED WALL CONSTRUCTION.
B. INFILL EXISTING WINDOW OPENING WITH RATED WALL CONSTRUCTION- SEE DETAIL XX.X.
C. INSTALL NEW GUARDRAIL AT 42" A.F.F. AND NEW HANDRAIL AT 34" A.F.F. AT STAIRS.
D. INSTALL NEW GUARDRAIL AT 42" A.F.F. AT STAIR OPENING.
E. REPLACE EXISTING DOOR WITH NEW FIRE RATED DOOR.
F. REFER TO DOOR SCHEDULE.
G. REMOVE EXISTING INFILL AND PROVIDE NEW WINDOW TO MATCH ADJACENT.
GC TO COORDINATE FINAL KITCHEN LAYOUTS WITH OWNER AND KITCHEN DESIGNER.

ROOM SF LIST			
Number	Name	Area	Comments
100	STAIR	464 SF	
101	CORRIDOR	879 SF	
102	STAIR	155 SF	
103	ACCESS	201 SF	
104	LAUNDRY	49 SF	
200	KITCHEN/LIVING	466 SF	
201	BEDRM	186 SF	
202	BATH	67 SF	
210	LIVING	397 SF	
211	KITCHEN	98 SF	
212	BEDRM	138 SF	
213	BATH	64 SF	
220	LIVING	478 SF	
221	KITCHEN	141 SF	
222	BEDRM	134 SF	
223	BATH	62 SF	
230	LIVING	428 SF	
231	KITCHEN	117 SF	
232	BEDRM	134 SF	
233	BATH	62 SF	
240	LIVING	421 SF	
241	KITCHEN	119 SF	
242	BEDRM	136 SF	
243	BATH	63 SF	
250	KITCHEN/LIVING	588 SF	
251	BATH	78 SF	
252	BEDRM	150 SF	
253	BEDRM	242 SF	
260	KITCHEN/LIVING	391 SF	
261	BEDRM	153 SF	
262	BATH	60 SF	
270	KITCHEN/LIVING	443 SF	
272	BATH	74 SF	
273	BEDRM	115 SF	
280	KITCHEN/LIVING	421 SF	
282	BATH	75 SF	
283	BEDRM	148 SF	
290	KITCHEN/LIVING	368 SF	
291	UTILITY	44 SF	
292	BATH	82 SF	
293	BEDRM	121 SF	



1 Level 2
1/8" = 1'-0"



1 Level 1 - Stair
1/8" = 1'-0"

2 Level 2 - Stair
1/8" = 1'-0"

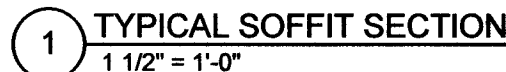
3 Section of Stair
1/8" = 1'-0"

66 THIRD STREET
DOVER, NH

STAIR REVIEW

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

05/31/2019
1/8" = 1'-0"
A103



1. LIGHTING LAYOUT TO BE USED AS BASIS OF DESIGN. COORDINATE ALL LOCATIONS AND FIXTURE TYPES WITH OWNER.
2. ALL LIGHTS NOT DIMENSIONED TO BE CENTERED IN SPACE. COORDINATE EXACT LOCATION OF ALL CEILING ITEMS NOT DIMENSIONED ON THIS OR OTHER DRAWINGS IN THE FIELD WITH ARCHITECT.
3. PROVIDE UNDERCABINET LIGHTS AT ALL KITCHEN CABINERY - MIN. 2 FIXTURES PER UNIT.
4. PROVIDE AN EMERGENCY LIGHTING AS REQUIRED PER CODE.
5. PROVIDE SECURITY AND NIGHT LIGHTING AS REQUIRED.
6. GC TO PROVIDE CUT SHEETS OF ALL PROPOSED FIXTURES TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
7. ALL INTERIOR FIXTURES TO HAVE US260 FINISH. ALL EXTERIOR FIXTURES TO HAVE BRONZE FINISH.
8. ALL EXTERIOR ALL DIMENSIONED LOCATIONS ARE REQUIRED IN ORDER TO CONCEAL MECHANICAL DUCTWORK.
9. CEILINGS TO BE 5/8" TYPE "X" GWB ATTACHED TO UNDERSIDE OF STRUCTURE. TYP. U.N.O.
10. GC TO COORDINATE SPRINKLER HEAD LOCATIONS WITH LIGHTS AND DIFFUSERS.

LIGHT FIXTURE NOTES



66 THIRD STREET
DOVER, NH

McHENRY
ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOT FOR CONSTRUCTION
PRICING SET ONLY

No.	Description	Date

Project Name:
66 THIRD STREET

Drawing Name:
**REFLECTED CEILING
PLANS**

Project number: 18054

Date: 11/20/2018

Drawn by: MB

Checked by: JJ

A201

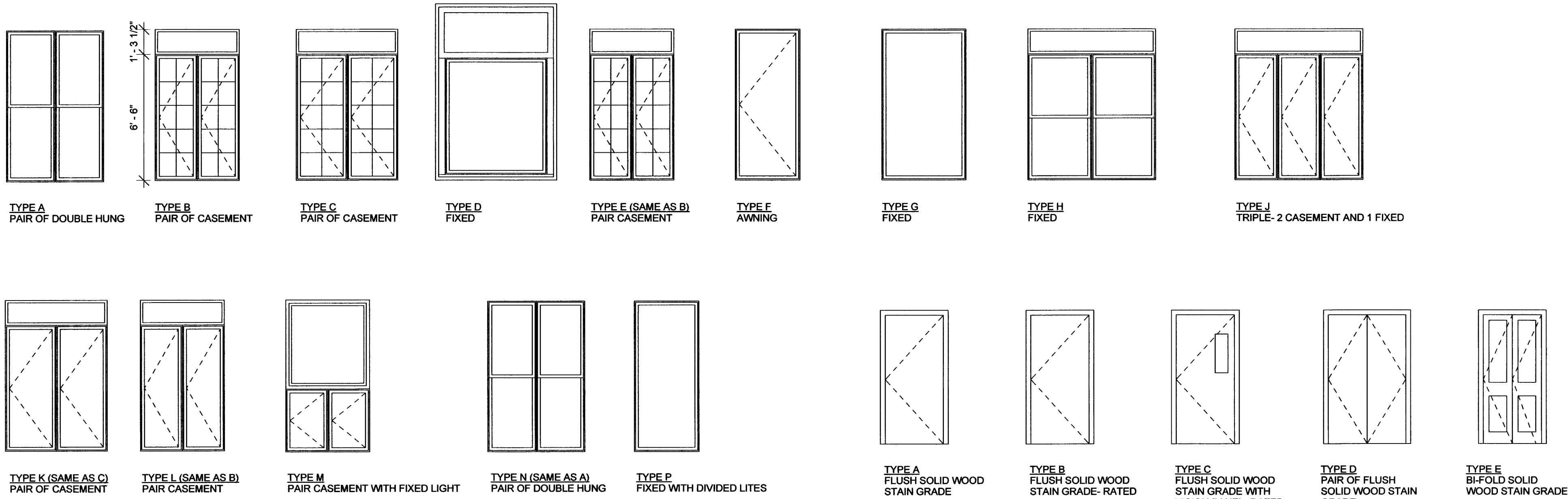
Scale: As indicated

Door Schedule								
Mark	Type Mark	Fire Rating	Height	Width	Frame Type	Frame Material	Function	Comments
108	26	1 HR	7'- 0"	3'- 0"			Interior	
100	C	1 HR	6'- 8"	3'- 0"			Interior	
102	C	1 HR	6'- 8"	3'- 0"			Interior	
104	A		6'- 8"	3'- 0"			Interior	
200	B	20 MIN	6'- 8"	3'- 0"			Interior	
200A	D		6'- 8"	4'- 0"			Interior	
201	A		6'- 8"	2'- 6"			Interior	
201A	A		6'- 8"	2'- 6"			Interior	
202	A		6'- 8"	3'- 0"			Interior	
203	A		6'- 8"	3'- 0"			Interior	
210	B	20 MIN	6'- 8"	3'- 0"			Interior	
210A	D		6'- 8"	4'- 0"			Interior	
210B	D		6'- 8"	4'- 0"			Interior	
212	A		6'- 8"	3'- 0"			Interior	
212A	A		6'- 8"	2'- 6"			Interior	
213	A		6'- 8"	3'- 0"			Interior	
214	A		6'- 8"	2'- 6"			Interior	
220	B	20 MIN	6'- 8"	3'- 0"			Interior	
220A	D		6'- 8"	4'- 0"			Interior	
220B	D		6'- 8"	4'- 0"			Interior	
222	A		6'- 8"	3'- 0"			Interior	
222A	A		6'- 8"	2'- 6"			Interior	
223	A		6'- 8"	3'- 0"			Interior	
224	A		6'- 8"	2'- 6"			Interior	
230	B	20 MIN	6'- 8"	3'- 0"			Interior	
230A	D		6'- 8"	4'- 0"			Interior	
230B	D		6'- 8"	4'- 0"			Interior	
232	A		6'- 8"	3'- 0"			Interior	
232A	A		6'- 8"	2'- 6"			Interior	
233	A		6'- 8"	3'- 0"			Interior	
234	A		6'- 8"	2'- 6"			Interior	
240	B	20 MIN	6'- 8"	3'- 0"			Interior	
240A	D		6'- 8"	4'- 0"			Interior	
240B	D		6'- 8"	4'- 0"			Interior	
242	A		6'- 8"	3'- 0"			Interior	
242A	A		6'- 8"	2'- 6"			Interior	
243	A		6'- 8"	3'- 0"			Interior	
244	A		6'- 8"	2'- 6"			Interior	
250	B	20 MIN	6'- 8"	3'- 0"			Interior	
250A	D		6'- 8"	4'- 0"			Interior	
251	A		6'- 8"	3'- 0"			Interior	
251A	A		6'- 8"	2'- 6"			Interior	
252	A		6'- 8"	3'- 0"			Interior	
252A	A		6'- 8"	2'- 6"			Interior	
253	A		6'- 8"	3'- 0"			Interior	
253A	D		6'- 8"	4'- 0"			Interior	
260	B	20 MIN	6'- 8"	3'- 0"			Interior	
261	A		6'- 8"	3'- 0"			Interior	
261A	A		6'- 8"	2'- 6"			Interior	
262	A		6'- 8"	3'- 0"			Interior	
262A	E		6'- 8"	3'- 0"			Interior	
270	B	20 MIN	6'- 8"	3'- 0"			Interior	
271	E		6'- 8"	3'- 0"			Interior	
272	A		6'- 8"	3'- 0"			Interior	
272A	D		6'- 8"	4'- 0"			Interior	
273	A		6'- 8"	3'- 0"			Interior	
273A	A		6'- 8"	2'- 6"			Interior	
280	B	20 MIN	6'- 8"	3'- 0"			Interior	
281	E		6'- 8"	3'- 0"			Interior	
282	A		6'- 8"	3'- 0"			Interior	
282A	D		6'- 8"	4'- 0"			Interior	
283	A		6'- 8"	3'- 0"			Interior	
283A	A		6'- 8"	2'- 6"			Interior	
290	B	20 MIN	6'- 8"	3'- 0"			Interior	
291	A		6'- 8"	3'- 0"			Interior	
292	A		6'- 8"	3'- 0"			Interior	
292A	A		6'- 8"	2'- 6"			Interior	
293	A		6'- 8"	3'- 0"			Interior	
293A	A		6'- 8"	2'- 6"			Interior	

Window Schedule			
Type Mark	Width	Height	Comments
12	4'- 4"	6'- 0"	
13	5'- 3"	6'- 0"	
14	5'- 3"	6'- 0"	
15	6'- 8"	6'- 0"	
16	6'- 0"	6'- 0"	
21	6'- 7"	3'- 0"	
23	4'- 4"	6'- 0"	
24	3'- 4"	3'- 0"	
25	3'- 4"	2'- 0"	

1. WINDOW MANUFACTURER TO VERIFY ALL WINDOW SIZES IN FIELD.
2. PROVIDE PAINTED WOOD SILL, APRON, AND TRIM AT ALL WINDOWS, TYP. TRIM TO MATCH EXISTING PROFILES, TYP.
3. ALL WINDOWS TO BE LOW-E ARGON FILLED.
4. ALL WINDOW HARDWARE TO BE PROVIDED.
5. PROVIDE INSECT SCREENS AT ALL WINDOWS.
6. BEDROOM EGRESS SIZE WINDOWS TO MEET MINIMUM 5.7 SF CLEARANCE.
7. ALL WINDOWS WITHIN 18" OF THE FINISHED FLOOR TO BE TEMPERED, TYP.
8. FOR INTERIOR GLAZING, REFER TO INTERIOR WINDOW DETAILS.
9. PROVIDE ALL NEW WINDOWS AND GLASS TYPES AS INDICATED ON THE DRAWINGS, COMPLETE WITH ALL STANDARD HARDWARE AND NOTED OPTIONS. CONFIRM TEMPERED GLASS LOCATIONS BEFORE ORDERING.
10. INSTALL ALL DOORS AND WINDOWS IN ACCORDANCE WITH NWWDA GUIDELINES, MANUFACTURER'S RECOMMENDATIONS, AND AS DETAILED. PROVIDE METAL DRIP CAPS AT HEADS AND FABRIC FLASHING AT JAMBS AND SILLS OF ALL EXTERIOR DOOR AND WINDOW FRAMES.

WINDOW NOTES



WINDOW TYPES

NOTE: GC TO REPLACE ALL EXISTING WINDOWS.

DOOR TYPES

GC TO COORDINATE ALL DOOR HARDWARE SETS.

HARDWARE SET 1: (BEDROOMS)
EACH TO HAVE: HINGES, PRIVACY FUNCTION LOCKSET, DOOR STOP, SILENCERS

HARDWARE SET 2: (BATHROOMS)
EACH TO HAVE: HINGES, PRIVACY FUNCTION LOCKSET, DOOR STOP, SILENCERS

HARDWARE SET 3: (CLOSETS- HINGED)
EACH TO HAVE: HINGES, PASSAGE SET, DOOR STOP, SILENCERS

HARDWARE SET 4: (CLOSETS- SLIDING)
EACH TO HAVE: OVERHEAD TRACK, PULLS, DOOR STOP, SILENCERS

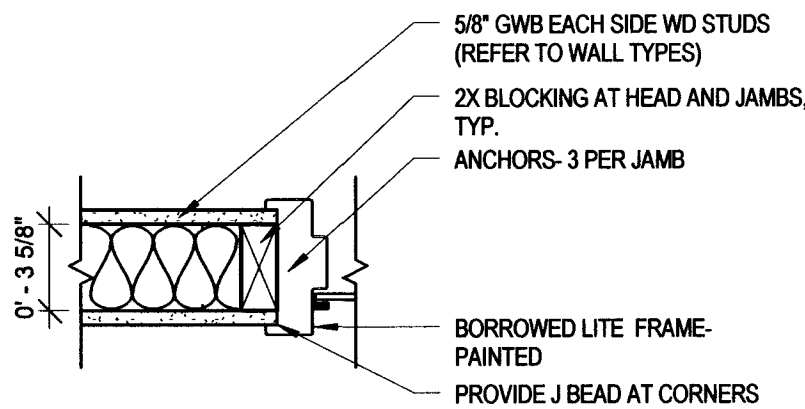
HARDWARE SET 5: (EXTERIOR ENTRY/EGRESS)
EACH TO HAVE: HINGES, HARDWARE, DOOR STOP, SILENCERS, WEATHERSTRIPPING

HARDWARE SET 6: (PATIO DOORS)
EACH TO HAVE: HINGES, DOOR STOP, SILENCERS

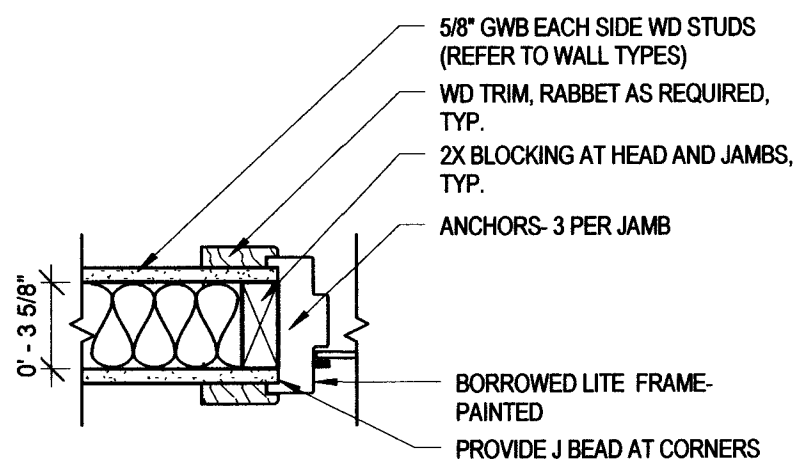
HARDWARE SET 7: (BI-FOLD DOOR CLOSETS)
EACH TO HAVE: HINGES, PASSAGE SET

HARDWARE SET 8: (UTILITIES)
EACH TO HAVE: HINGES, STOREROOM FUNCTION LOCKSET, DOOR STOP, SILENCERS

DOOR HARDWARE

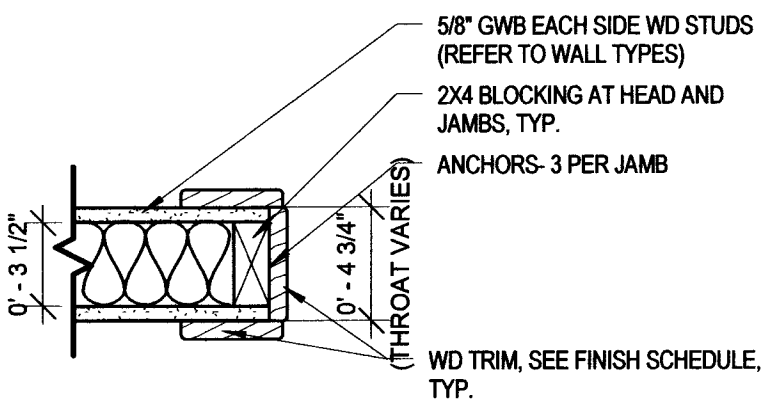


3-5/8" MTL STUD JAMB (HEAD SIM.)

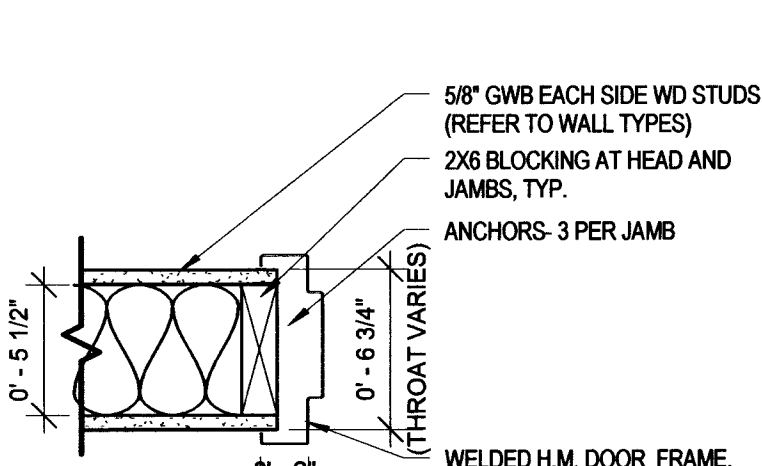


3-5/8" MTL STUD JAMB WITH TRIM (HEAD SIM.)

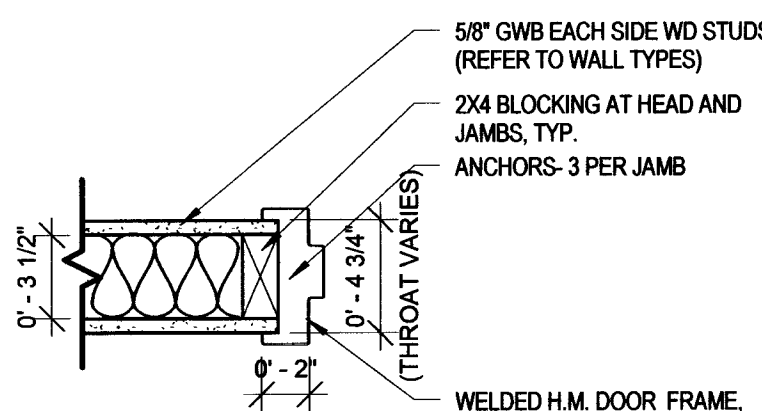
1 BORROWED LITE DETAILS
1 1/2" = 1'-0"



1 2X4 WD STUD CASD OPENING JAMB (HEAD SIM.)

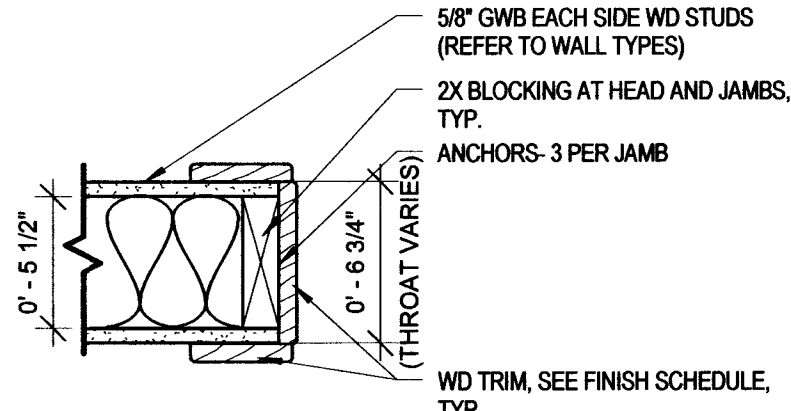


3 2X6 WD STUD JAMB (HEAD SIM.)

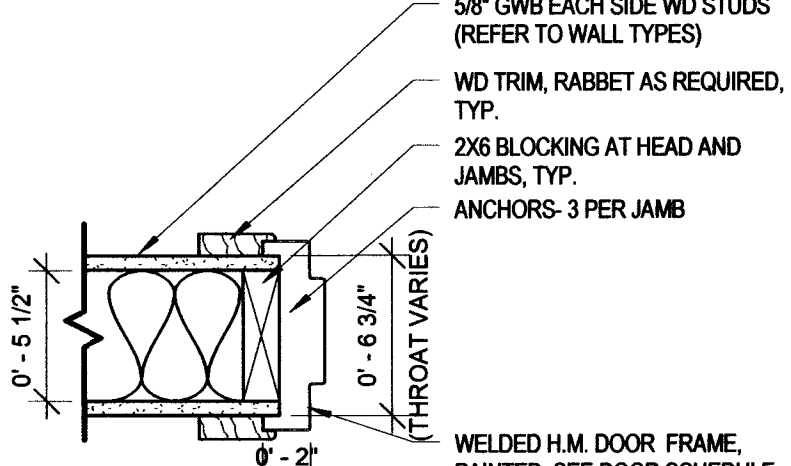


5 2X6 WD STUD JAMB (HEAD SIM.)

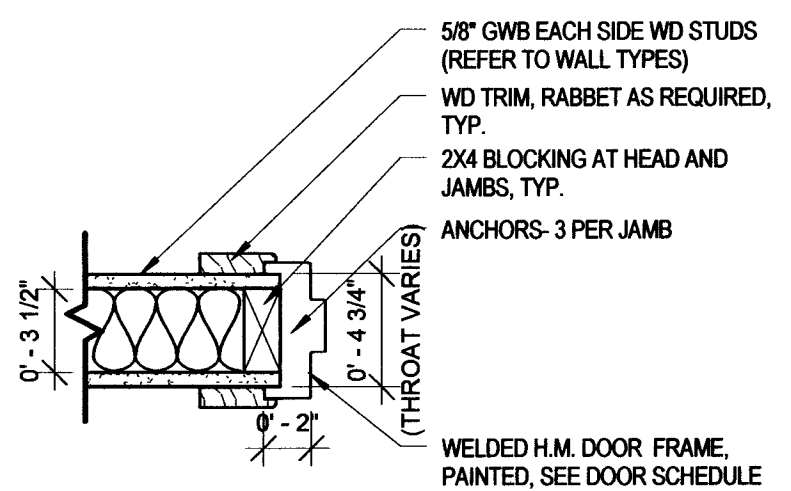
2 INTERIOR DOOR DETAILS
1 1/2" = 1'-0"



2 2X6 WD STUD CASD OPENING JAMB (HEAD SIM.)



4 2X6 WD STUD JAMB WITH TRIM (HEAD SIM.)



6 2X4 WD STUD JAMB WITH TRIM (HEAD SIM.)

1. REFER TO SCHEDULE, TYP.
2. PROVIDE HM FRAMES, TYP.
3. WOOD DOOR SLABS TO BE STAIN GRADE MAPLE.
4. ALL DOOR HARDWARE TO BE US-26D.
5. PROVIDE MIN. 3 HINGES PER DOOR.
6. PROVIDE PRIVACY LOCKS ON ALL BATHROOM DOORS. PROVIDE DUMMY SETS ON ALL CLOSET DOORS.
7. INSTALL ALL DOORS PER DOOR MANUFACTURER'S SPECIFICATIONS. DOORS TO BE INSTALLED 4" (MIN) TO 6" (TYP) FROM ADJACENT FINISH FACE OR CENTERED IN OPENING, U.N.O., TYP.
8. PROVIDE ALL NEW DOORS AND RELATED HARDWARE OF TYPES AND SIZES AS INDICATED ON THE DRAWINGS. APPLY SEALER TO ALL SURFACES, EDGES, MORTISES, ETC. OF ALL WOOD DOORS.
9. HARDWARE DESIGN SHALL BE AS APPROVED BY THE OWNER AND THE ARCHITECT. PROVIDE ALL HARDWARE NECESSARY FOR THE PROPER OPERATION OF ALL WORK ON THIS PROJECT. REFER TO THE DRAWINGS FOR HARDWARE FUNCTIONS. CONFIRM DOOR KEYING AND SECURITY WITH THE OWNER.
10. PROVIDE COMPLETE WEATHERSTRIPPING FOR ALL NEW EXTERIOR DOORS OF NEOPRENE BULB/ ALUMINUM STRIP AT HEAD AND JAMBS AND VINYL SWEEP/ ALUMINUM STRIP AT BOTTOM.
11. PROVIDE ALL NEW WINDOWS AND GLASS TYPES AS INDICATED ON THE DRAWINGS. COMPLETE WITH ALL STANDARD HARDWARE AND NOTED OPTIONS. CONFIRM TEMPERED GLASS LOCATIONS BEFORE ORDERING.
12. INSTALL ALL DOORS AND WINDOWS IN ACCORDANCE WITH NWWDA GUIDELINES, MANUFACTURER'S RECOMMENDATIONS, AND AS DETAILED. PROVIDE METAL DRIP CAPS AT HEADS AND FABRIC FLASHING AT JAMBS AND SILLS OF ALL EXTERIOR DOOR AND WINDOW FRAMES.
13. REFER TO SCHEDULE FOR FIRE RATINGS, TYP.
14. PROVIDE DOOR STOPS, KICK PLATES, CLOSERS, PANIC DEVICES, SEALS, PEEP HOLES, ELECTROMAGNETIC HOLDS, DOOR SWEEPS, SPRING HINGES, AND VISION PANELS AS REQUIRED ON PUBLIC DOORS.
15. PROVIDE PRIVACY LOCKS ON ALL BATHROOM DOORS. PROVIDE DUMMY SETS ON ALL CLOSET DOORS. PROVIDE KEYED LEVERS AT ALL OFFICE DOORS WITH MASTER KEY FOR ADMINISTRATOR.
16. INSTALL ALL DOORS PER DOOR MANUFACTURER'S SPECIFICATIONS. DOORS TO BE INSTALLED 4" MIN. TO 6" TYP. FROM ADJACENT FINISH FACE OR CENTERED IN OPENING, U.N.O., TYP.
17. SELECTED DOOR SUBCONTRACTOR SHALL MEET WITH GC AND ARCHITECT TO VERIFY ALL DOORS AND HARDWARE SETS PRIOR TO PURCHASE AND INSTALLATION. LEGAL EXITS SHALL NOT BE BLOCKED AT ANY TIME. ALL DOOR HARDWARE MUST COMPLY WITH SECTION 30.2.2.2.2 OF THE 2009 EDITION OF THE NFPA 101 LIFE SAFETY CODE.
18. LATCHING AND LOCKING DOORS THAT ARE HAND ACTUATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH/PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITH REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOOR SHALL OPERATE AS ABOVE IN THE EGRESS DIRECTION.
19. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
INTERIOR DOORS: 5 POUNDS.
EXTERIOR DOORS: 8.5 POUNDS.
FIRE DOORS: 15 POUNDS.
- 20.

DOOR NOTES

66 THIRD STREET

DOVER, NH

McHENRY
ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire
603.430.0274

NOT FOR CONSTRUCTION
PRICING SET ONLY

No.	Description	Date

Project Name:
66 THIRD STREET

Drawing Name:
SCHEDULES

Project number: 18054

Date: 11/20/2018

Drawn by: MB

Checked by: JJ

A601

Scale: As indicated

SOJOURN PROPERTY MANAGEMENT
66 THIRD STREET, DOVER, NH
TAX MAP 31 LOTS 7&8

SHEET TITLE

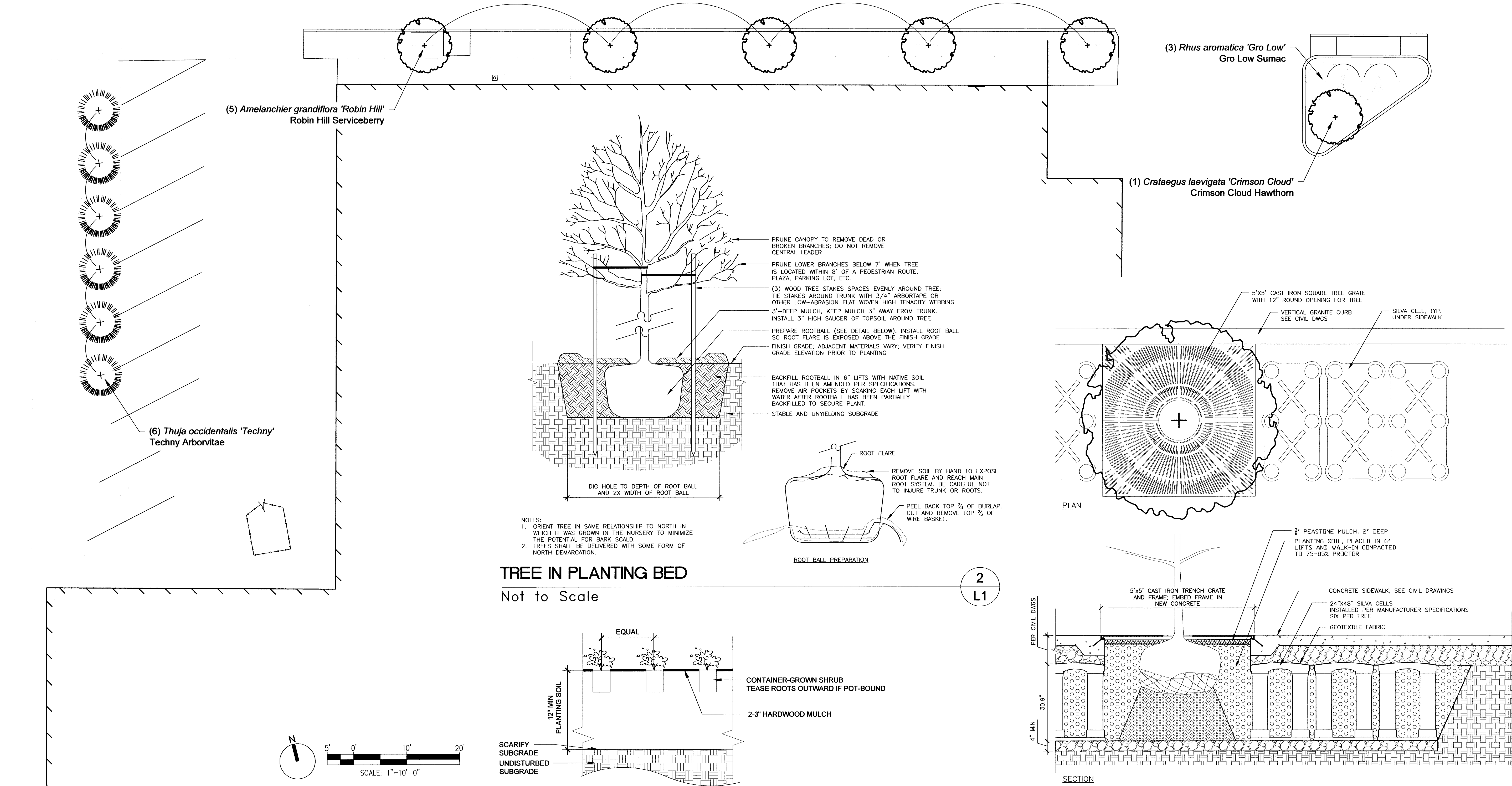
LANDSCAPE
PLAN

REVISION LOG

REV#	DATE	DESCRIPTION
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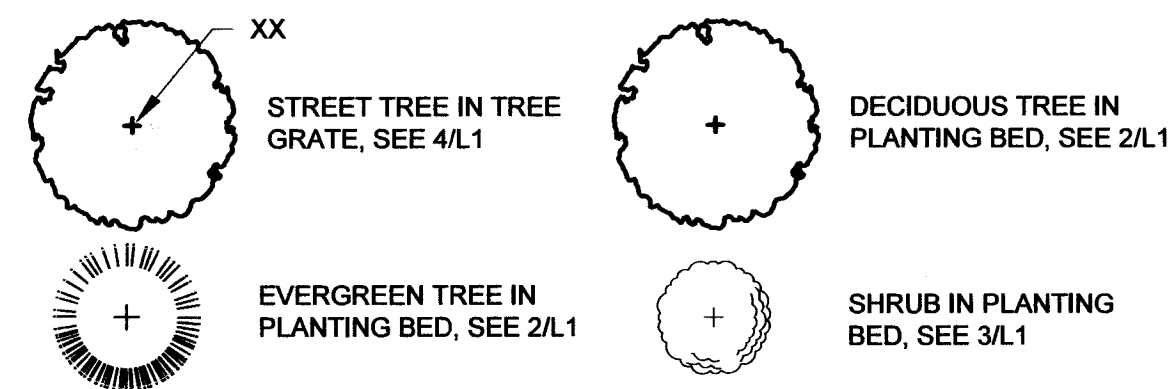
L1



LANDSCAPE PLAN

1"=10'-0"

Legend

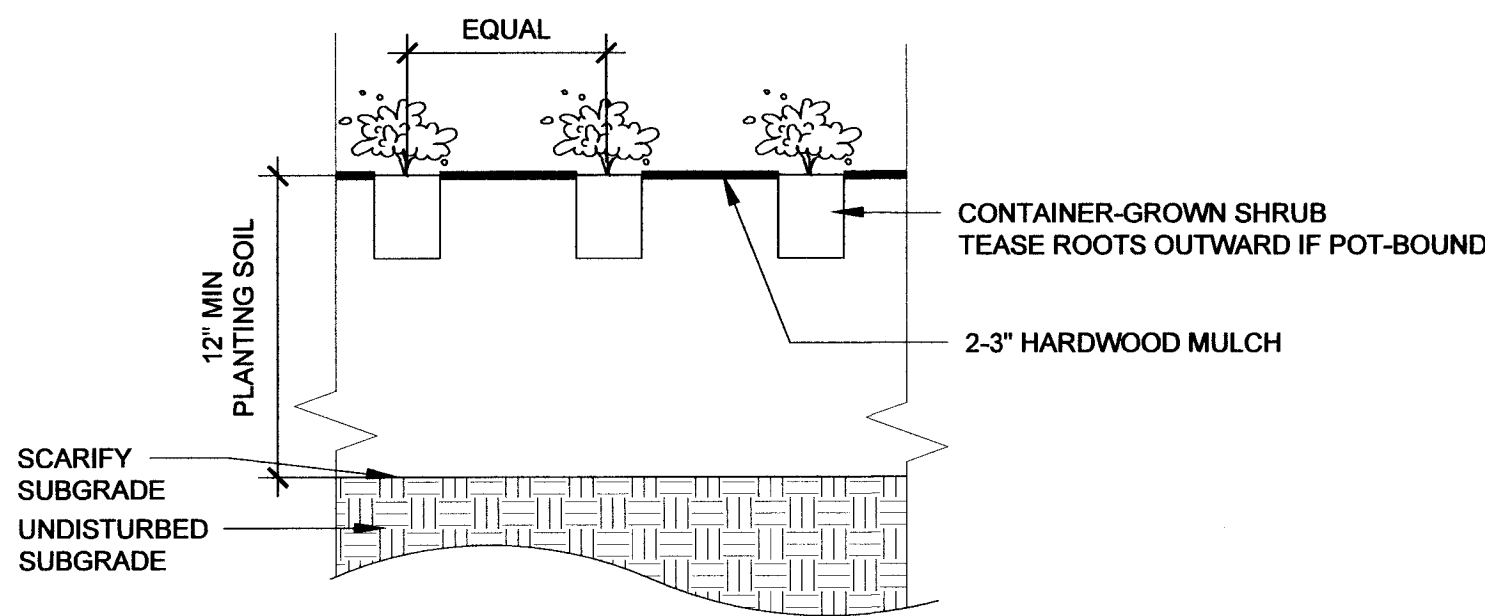


Notes

- GENERAL NOTES:
- SEE CIVIL DRAWINGS FOR INFORMATION NOT DEPICTED ON THE LANDSCAPE DRAWINGS.
 - PLANT LOCATIONS SHOWN ON THE PLANTING PLAN ARE SUBJECT TO FIELD ADJUSTMENT TO ACCOMMODATE EXISTING CONDITIONS. FIELD ADJUSTMENTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
- LANDSCAPING NOTES:
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AS SPECIFIED IN "THE PLANTING AND CARE OF SHADE TREES." THIS MAY INCLUDE, BUT NOT BE LIMITED TO: PROPER PLANTING, BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING & GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
 - LANDSCAPING SHALL NOT OBSTRUCT THE LINE OF SIGHT, OR CREATE OTHER HAZARDS FOR VEHICULAR AND PEDESTRIAN TRAFFIC.

TREE IN PLANTING BED

Not to Scale



SHRUB IN PLANTING BED

Not to Scale

- SNOW STORAGE SHALL NOT BE ALLOWED IN AREAS WHERE TREES COULD BE DAMAGED OR DESTROYED.
- SUITABLE VEGETATIVE GROUND COVER SHALL BE MAINTAINED TO ENSURE SOIL STABILITY.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANTING SOIL SHALL BE COMPOSED OF EXISTING LOAM MIXED WITH 25% COMPOST FOR PLANTING. IF STOCKPILED LOAM QUANTITY IS INSUFFICIENT, PROVIDE LOAM, WHICH IS A "FINE SANDY LOAM", OR A "SANDY LOAM" DETERMINED BY MECHANICAL ANALYSIS AND BASED ON THE "U.S.D.A. CLASSIFICATION SYSTEM." IT SHALL BE OF UNIFORM COMPOSITION, WITHOUT ADMIXTURE OF SUBSOIL. LOAM SHALL HAVE AN ACIDITY RANGE OF PH 5.8 TO PH 7.0 AND SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 10% ORGANIC MATTER AS DETERMINED BY THE LOSS OF IGNITION OF OVEN-DRIED SAMPLES. PROVIDE LOAM WHICH IS FERTILE, FRIABLE, NATURAL LOAM FREE

2

L1

3

L1

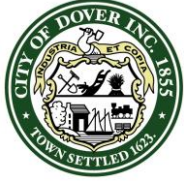
TREE IN TREE GRATE

Not to Scale

- FROM SUBSOIL, CLAY LUMPS, BRUSH, LITTER, ROOTS, STONES 1" AND LARGER, AND ANY FOREIGN MATERIALS.
- ROOT STIMULANT: A MYCORRHIZAL ROOT STIMULANT SHALL BE APPLIED PER MANUFACTURER'S INSTRUCTIONS TO ALL TREE AND SHRUB PLANTINGS.
- PINE MULCH: ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. UNLESS OTHERWISE INDICATED, PROVIDE PARTIALLY DECOMPOSED MINIMUM SIX MONTH AGED FINELY SHREDDED PINE BARK MULCH WITH DARK BROWN COLOR AND FREE OF WEEDS, EXCESSIVE FINE PARTICLES, STRINGY MATERIAL, AND CHUNKS OF WOOD THICKER THAN 3/4". PROVIDE BARK MULCH APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE PLUM VERTICALLY AFTER SETTLING.
- WATERING: FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING. MONITOR SOIL MOISTURE AND WATER AS NEEDED TO MAINTAIN EVEN SOIL MOISTURE FOR THREE MONTHS AFTER PLANTING.

Plant Schedule

QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
5	AMELANCHIER GRANDIFLORA 'ROBIN HILL'	SERVICEBERRY	3.5" CAL	SINGLE STEM B&B
1	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	CRIMSON CLOUD HAWTHORN	3.5" CAL	SINGLE STEM B&B
6	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	8-10'	B&B, PLANT 10' OC
3	RHUS AROMATICA 'GRO LOW'	SHRUB SUMAC	#3	PLANT 7' OC



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-02

Application Type: Minor Subdivision
Applicant(s): Kevin McLean & Angela Lazzaro
Owner(s): Kevin McLean & Angela Lazzaro
Location: 17-19 Summer St (Map 12, Lot 35)
Meeting Date: January 28, 2020

INTENT: To subdivide one lot into 2 lots. The new lots would be 10,000 s.f. and 15,607 s.f..

LOTS/UNITS PROPOSED: 2 lots (1 new)

AGENDA ITEM #: 4-D

ACREAGE: 0.58 acres

ZONING DISTRICT: HR

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential

ZBA ACTION: N/A

ATTACHMENTS: Application Materials including Subdivision Plan

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

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to subdivide Dover Tax Map 12 Lot 35 into two lots. The new lot areas would be 10,000 s.f. and 15,607 s.f..

The new lots meet the frontage and area requirements and will be served by municipal water and sewer.

As this is a minor subdivision, it did not go before the Technical Review Committee.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with the regulations.

STAFF RECOMMENDATION:

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

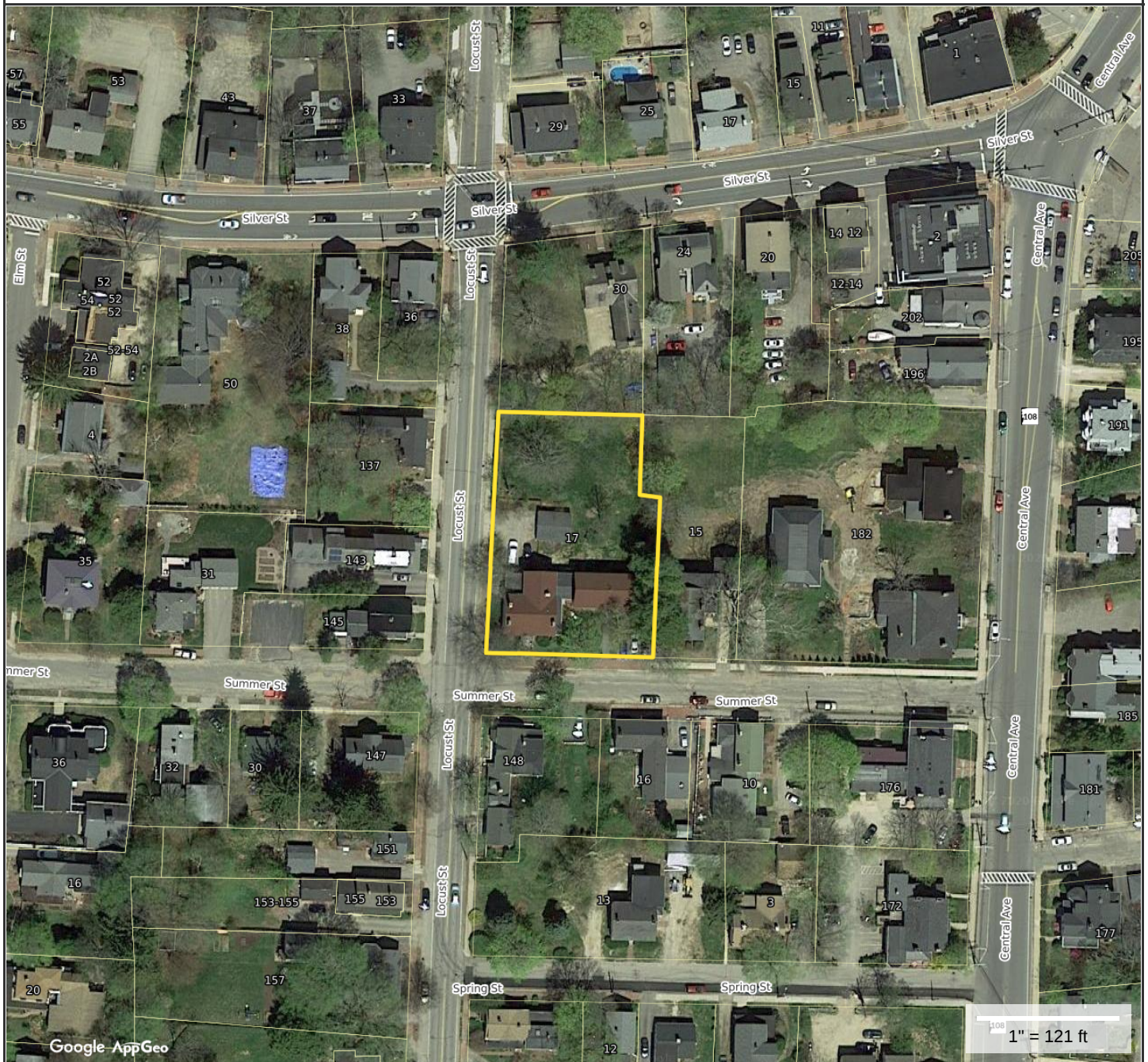
Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Add Planning File #P20-02
 - d. Indicate proposed driveway location
 - e. Revise wooden fence so it does not cross new property line
 - f. Correct spelling to Lazzaro
 - g. Add note that water and sewer investment fees shall be paid at time of request of service.
 - h. Switch location of graphic scale and Dover approved box on Sheet 1.
 - i. Remove notes 16, 17 on sheet 3

Conditions to Be Met Prior to Occupancy:

2. Issuance of a Certificate of Occupancy.
3. Impact fees for new dwelling unit shall be paid per the invoice included with the Notice of Decision.

17-19 Summer Street

**Property Information**

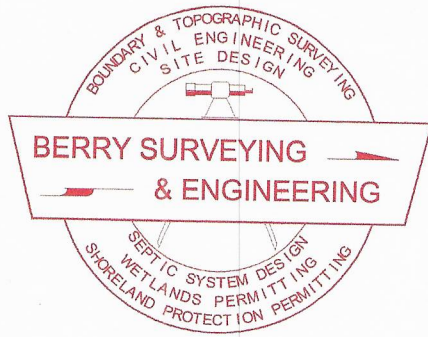
Property ID 12035-000000
Location 17 19 SUMMER ST
Owner MCLEAN KEVIN P &
Land Use 111



**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 10/18/2019
 Data updated Daily



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

City of Dover
Planning Office
Attn: Donna Benton, City Planner
288 Central Ave
Dover, NH 03820

December 23, 2019

RE: Kevin McLean & Angela Lazzro
Minor Subdivision
17/19 Summer Street
Dover, NH
Tax Map 12, Lot 35

Mrs. Benton,

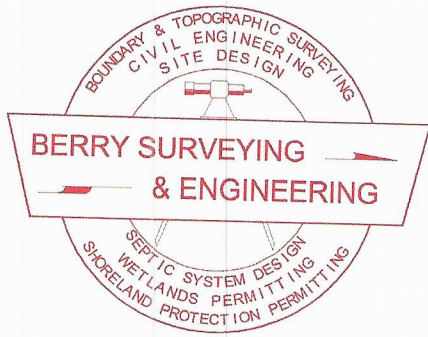
Enclosed please find the following required material in support of the minor subdivision at 17/19 Summer Street.

- 18 Copies of the subdivision application
- 18 Copies of the subdivision checklist
- 3 Full Size Copies of the project plan set
- 15 Half Scale Copies of the project plan set
- 1 Copy of the List of professionals

Thank you for your time and attention to this matter.

BERRY SURVEYING & ENGINEERING

Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road

Barrington, NH 03825

Phone: (603) 332-2863

Fax: (603) 335-4623

www.BerrySurveying.Com

crberry@metrocast.net

December 23, 2019

City of Dover
Attention: Donna Benton, City Planner
288 Central Ave
Dover, NH 03820

Re: Kevin McLean & Angela Lazzro
Minor Subdivision
17/19 Summer Street
Dover, NH
Tax Map 12, Lot 35

Dear Mrs. Benton,

On behalf of our clients Kevin McLean & Angela Lazzro, Berry Surveying & Engineering (BS&E) is submitting a minor subdivision at 17/19 Summer Street.

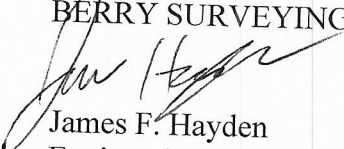
Background and General Narrative:

Kevin McLean & Angela Lazzro own the parcel known as 17/19 Summer Street Dover, NH (Tax Map 12, Lot 35). Berry Surveying and Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Please note there are no wetlands found on the parcel or within 50 feet of the parcel. The parcel contains an existing 4 unit building along Summer Street and a garage off Locust Street.

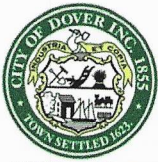
The Proposal:

The proposal is to subdivide the existing Lot into 2 Lots. Lot 35 will contain the existing 4 unit building, and remain off Summer Street, while the proposed Lot will have frontage on Locust Street. The existing garage off Locust Street is proposed to be removed. Both Lots will be serviced by municipal water and sewer.

Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



City of Dover, New Hampshire MINOR SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #:

Amount Paid:

Date Received:

Time Received:

APPLICANT AND OWNER INFORMATION

Name of Applicant: Kevin McLean & Angela Lazzro

Telephone #

Address of Applicant: 17/19 Summer Street

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

Telephone #

Address of Property Owner:

E-Mail Address: akmclean65@yahoo.com

PROPERTY INFORMATION

Address of Property: 17/19 Summer Street

Assessor's Map # 12

Lot(s) # 35

Zoning District(s) (HR) Heritage Residential Overlay District(s)

Size of Parcel: 25,607 Sq.Ft.

Property Deed: Book 4370

Page: 839

Existing Use of Property: 4 unit building

SUBDIVISION INFORMATION

Existing Number of Lots: 1

Proposed Number of Lots: 2

City Water? ☒ Yes ☐ No

How far is city water from the property? Summer & Locust

City Sewer? ☒ Yes ☐ No

How far is city sewer from the property? Summer & Locust

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: N/A

Justification for waiver request(s) (attach additional sheets as needed): N/A

SURVEYOR INFORMATION

Kenneth A. Berry, PE, LLS
Name of Surveyor and Company (Licensed in N.H.) Berry Surveying & Engineering
Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863
Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com

ENGINEER INFORMATION

Kenneth A. Berry, PE, LLS
Name of Engineer and Company (Licensed in N.H.) Berry Surveying & Engineering
Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863
Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

LANDSCAPE ARCHITECT INFORMATION

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

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Deidra Benjamin
Address 100 Leavitt Road, Pittsfield NH 03263 Telephone #: 603-496-3307
Professional License #: 295 E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____
Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: 12-23-19

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: 12-23-19

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: 12-23-19

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: 12-23-19

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

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):
 - ☐ SUBDIVISION \$150.00 x # 1 new lots created= \$150.00
 - ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$
 - ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00= \$
 - ☐ SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit= \$
 - ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
 - o New construction \$.15 sq. ft. x # _____ sq. ft.= \$
 - o Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$
 - ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$
 - ☐ CHANGE OF USE (not to exceed \$5,000)
 - o Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$
 - ☐ CONDITIONAL USE PERMIT \$150.00 x # _____ per application= \$
 - ☐ GRAVEL PIT/ EXCAVATIONS
 - o Application fee \$50.00= \$
 - o Permit fee \$75.00= \$
 - ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN \$50.00 x # _____ per hour of review (3 hour minimum)= \$
 - ☐ REQUEST FOR REZONING Application fee \$150.00= \$
 - ☐ DRIVEWAY WAIVER Application fee \$100.00= \$
- SUB TOTAL=** \$ 150.00

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$

TOTAL PLAN REVIEW FEE= \$ 150.00

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

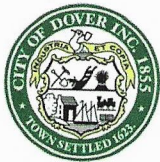
- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - o Certified letters fee # _____ of x \$8.00= \$
- ☐ Certified letters fee: # of abutters _____ X \$8.00= \$
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00= \$

SUB TOTAL= \$ 80.00

C. Foster's newspaper public notice fee

TOTAL NOTICE FEE= \$ 80.00

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.



City of Dover, New Hampshire MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. **Abutter/Notice Fees** will be invoiced and are due 28 hours prior to Planning Board.

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

APPLICANT: Kevin McLean & Angela Lazzro File Number: _____

PROJECT TITLE: Summer Street & Locust Street Subdivision

PROPERTY LOCATION: 17/19 Summer Street Tax Map: 12 Lot: 35

	Where/How Provided	Reviewed
1. Completed and signed Application form	Included	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Waiver requests to the Subdivision Regulations, with written justification	N/A	
6. Conditional Use Permit applications	N/A	
7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and widths of existing and proposed sidewalks	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	

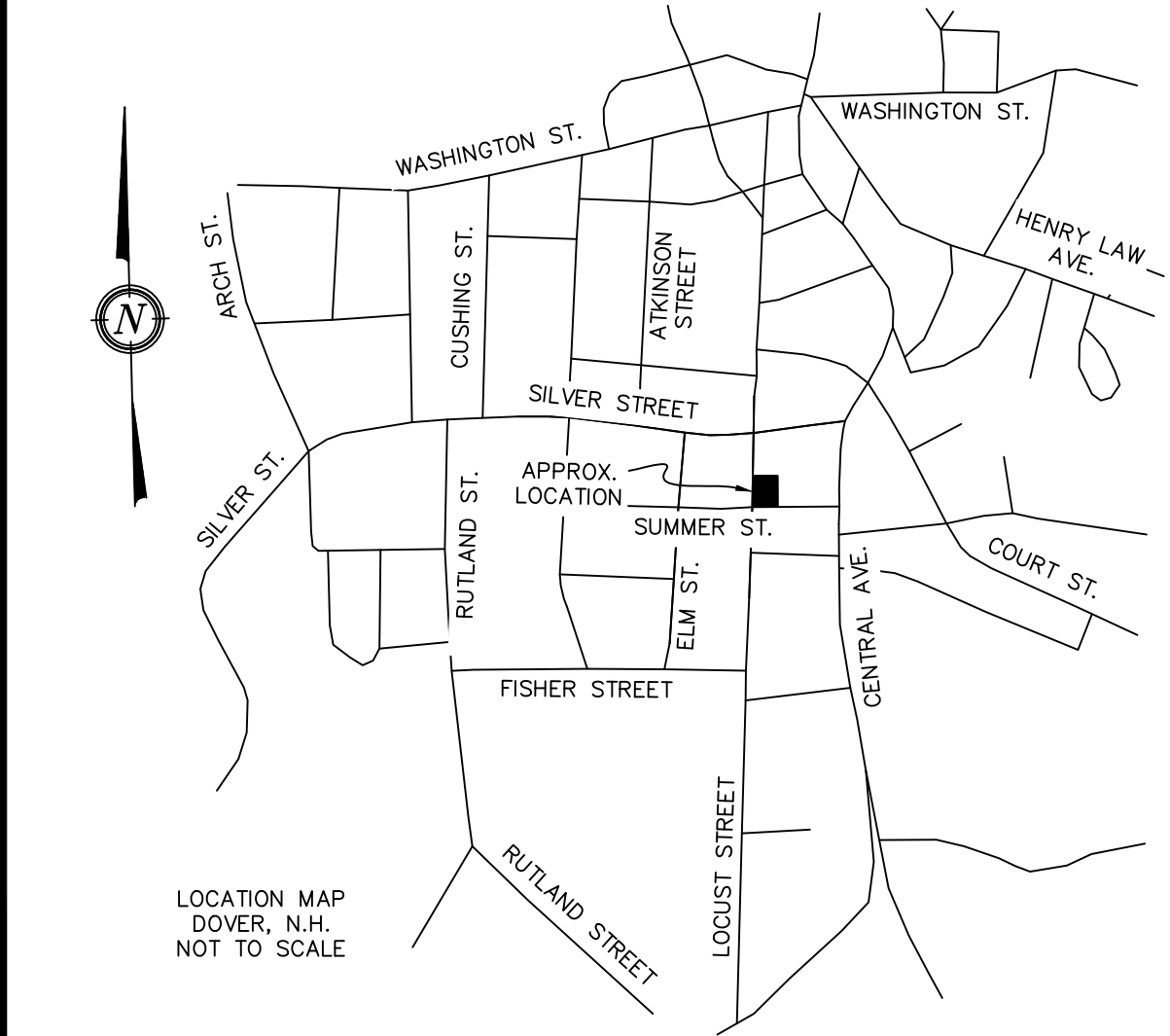
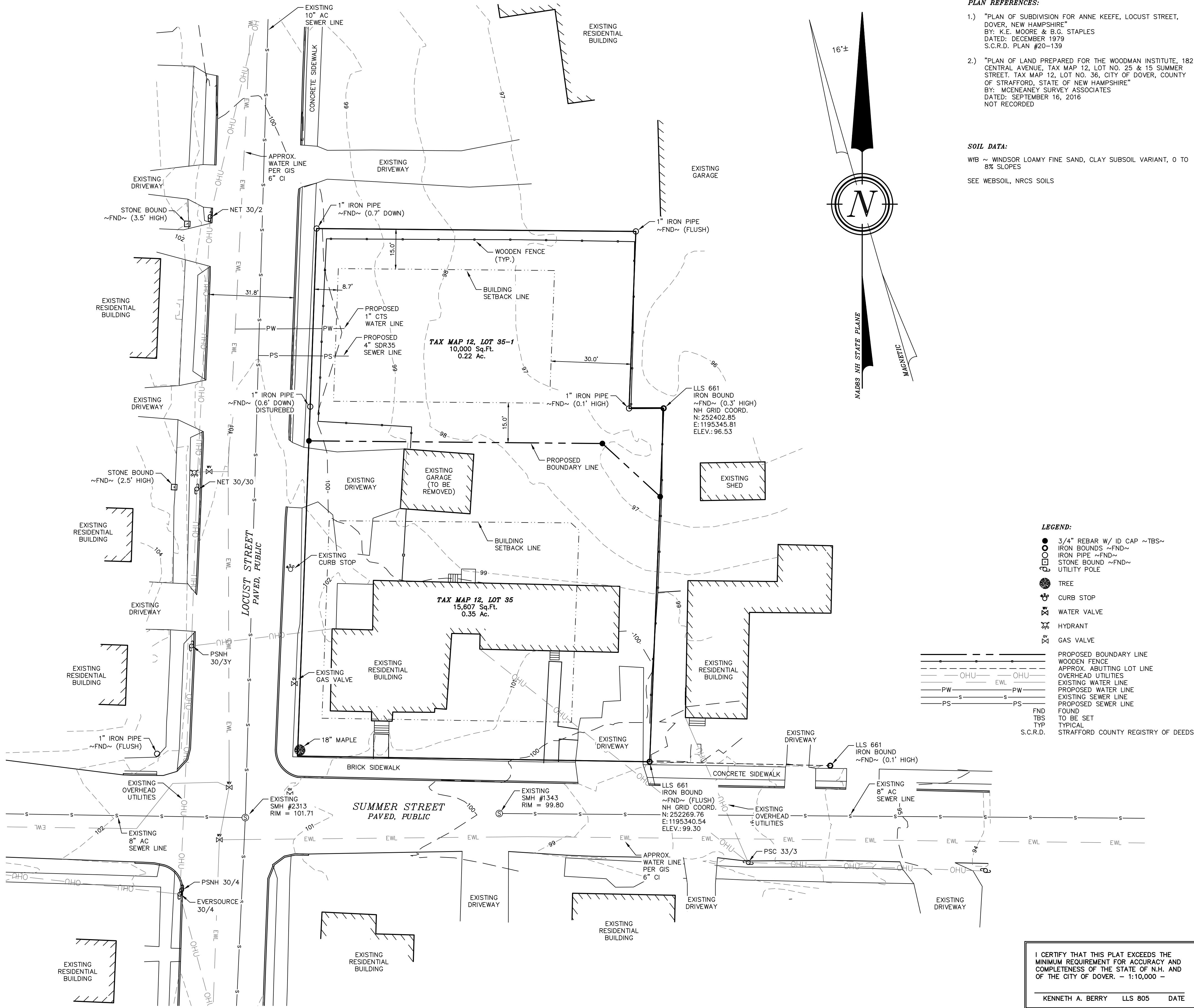
	Explain How Provided	Reviewed
Existing and proposed water lines and fire hydrants, including materials and capacity needed	X	
Location and materials of sanitary sewage facilities within project site and projected additional peak hour sewer load	X	
Existing and proposed septic system, including test pit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

REVIEWED BY: _____ DATE _____

P20-02 17-19 Summer Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
09047-000000	33 35 SILVER ST	CALAGUIRO JOSHUA		35 A SILVER ST	DOVER	NH	03820
09076-000000	29 31 SILVER ST	TNT SILVER STREET GROUP LLC		278 WASHINGTON ST	DOVER	NH	03820
09077-000000	25 SILVER ST	WOTTON KATHLEEN D		25 SILVER STREET	DOVER	NH	03820
12018-000000	13 SPRING ST	HOLGATE LIMITED PARTNERSHIP		130 CENTRAL AVE	DOVER	NH	03820
12019-000000	3 5 SPRING ST	MONGEAU KAREN L		3-5 SPRING ST	DOVER	NH	03820
12022-000000	10 SUMMER ST	ALGO OPPORTUNITY ZONE FUND I LLC		247 HAYDEN RD	HOLLIS	NH	03049
12023-000000	16 SUMMER ST	COOMBS CHELSEA A &	COOMBS DEREK	16 SUMMER ST	DOVER	NH	03820
12024-000000	148 LOCUST ST	TREACY HILL SARA G REVOCABLE TRUST	TREACY HILL SARA G TRUSTEE	148 LOCUST STREET	DOVER	NH	03820
12026-000000	196 CENTRAL AV	FLOROS PETER N TRUSTEE	THE PNF TRUST OF 2013	282 MIDDLE STREET	PORTSMOUTH	NH	03801
12027-000000	202 CENTRAL AV	BODELL DEBRA E		202 CENTRAL AV	DOVER	NH	03820-4024
12030-000000	12 14 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12031-000000	20 22 SILVER ST	DEMOPOULOS KONSTANTINOS & EVANGELIA TRUS	DEMOPOULOS FAMILY REVOCABLE TRUST	6 KENNEDY CIRCLE	DOVER	NH	03820
12032-000000	24 26 SILVER ST	CURTIS SHANNON		24 26 SILVER ST	DOVER	NH	03820
12033-000000	30 SILVER ST	MOORE GAIL T	MOORE BERRIEN	517 S LAHOMA AVE	NORMAN	OK	73069-5525
12036-000000	15 SUMMER ST	WOODMAN INSTITUTE	MCMANUS ANTHONY AND LANDRY DAVID TRUSTEE	PO BOX 1916	DOVER	NH	03821-1916
12037-000000	143 LOCUST ST	DEDE DOUGLAS J & LUCIA REVOCABLE TRUST O	DEDE DOUGLAS J AND LUCIA H TRUSTEES	143 LOCUST ST	DOVER	NH	03820
12038-000000	137 LOCUST ST	KUZIOMKO FROST VIRGINIA J &	KUZIOMKO HENRY C	3 ROOSEVELT AVE	DOVER	NH	03820
12039-000000	36 SILVER ST	DUGDALE MARY &	SWIDER KEITH	36 SILVER ST	DOVER	NH	03820
12040-000000	38 SILVER ST	HICKMAN JONATHAN E &	HICKMAN JOY L	38 SILVER ST	DOVER	NH	03820
12041-000000	50 SILVER ST	BREWITT DARCY D		50 SILVER ST	DOVER	NH	03820-3950
12045-000000	31 SUMMER ST	WINTERS GARY & LOIS TRUSTEES	WINTERS FAMILY TRUST	31 SUMMER ST	DOVER	NH	03820
12046-000000	145 LOCUST ST	SMITH ROBERT H	SMITH BRIDGET F	10 PONDVIEW DR	DOVER	NH	03820-4483
12069-000000	153 155 LOCUST ST	QUINN DOROTHY M &	MCKINNON DAWN	153 LOCUST ST	DOVER	NH	03820
12070-000000	151 LOCUST ST	BROUILLET CAROL A		151 LOCUST ST	DOVER	NH	03820
12071-000000	147 LOCUST ST	O BRIEN EDMUND J JR		147 LOCUST STREET	DOVER	NH	03820
12072-000000	30 SUMMER ST	COSIMELLI SUSAN		30 SUMMER STREET	DOVER	NH	03820
12069-000002	153 LOCUST ST	QUINN DOROTHY		153 LOCUST STREET	DOVER	NH	03820
12021-000000	176 178 CENTRAL AV	HOLGATE LIMITED PARTNERSHIP	HOPKINS WILLIAM F JR TRUSTEE	130 CENTRAL AVE	DOVER	NH	03820
12025-000000	182 CENTRAL AV	WOODMAN INSTITUTE	MCMANUS ANTHONY AND LANDRY DAVID TRUSTEE	PO BOX 1916	DOVER	NH	03821-1916
12069-000001	155 LOCUST ST	SELF CARINA E &	SHADLEY BEVERLY ANN	155 LOCUST ST	DOVER	NH	03820
12030-000001	12 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12030-000002	14 SILVER ST	ALLEN TYLER D		14 SILVER ST	DOVER	NH	03820
12035-000000	17 19 SUMMER ST	MCLEAN KEVIN P & BERRY SURVEYING & ENGINEERING DEIDRA BENJAMIN, CWS	LAZZARO ANGELA M KENNETH A. BERRY PE LLS & CHRISTOPHER R. BERRY, PROJECT MANAGE	17 19 SUMMER ST 335 SECOND CROWN POINT ROAD 100 LEAVITT ROAD	DOVER BARRINGTON PITTSFIELD	NH NH NH	03820 03825 03263

SHEET 1 OF 3



NOTES:

- OWNER: MCLEAN, KEVIN P. & LAZZRO, ANGELA M.
17/19 SUMMER STREET
DOVER, NH 03820
- APPLICANT: MCLEAN, KEVIN P. & LAZZRO, ANGELA M.
17/19 SUMMER STREET
DOVER, NH 03820
- TAX MAP 12, LOT 35
- LOT AREA: 25,607 Sq. Ft., 0.58 Ac.
- S.C.R.D. BOOK 4370, PAGE 839
- ZONING: (HR) HERITAGE RESIDENTIAL DISTRICT
MINIMUM FRONTAGE ~ 80'
MINIMUM LOT SIZE ~ 10,000 Sq. Ft.
FRONT BUILD-TO LINE (LOCUST)~ 8.7' ±5'
FRONT BUILD-TO LINE (SUMMER)~ 14.4' ±5'
REAR SETBACK ~ 30'
SIDE SETBACK ~ 15'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 40'
MAX. LOT COVERAGE: 40%
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0330E, DATED: SEPTEMBER 30, 2015
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN NOVEMBER OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 48,983.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REVISION	DATE	DESCRIPTION
TOPOGRAPHY PLAN LAND OF KEVIN P. MCLEAN & ANGELA M. LAZZRO 17/19 SUMMER STREET DOVER, N.H. TAX MAP 12, LOT 35		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863 SCALE : 1 IN. EQUALS 20 FT. DATE : NOVEMBER 19, 2019 FILE NO. : DB 2019-135 (JNB)		

OWNER:

KEVIN MCLEAN & ANGELA LAZZRO
17/19 SUMMER STREET
DOVER, NH 03820

APPLICANT:

KEVIN MCLEAN & ANGELA LAZZRO
17/19 SUMMER STREET
DOVER, NH 03820

SURVEYOR OF RECORD:

KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD:

KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST:

DEIDRA BENJAMIN, CWS #295
100 LEAVITT ROAD
PITTSFIELD, NH 03263
(603) 496-3307

ABBREVIATION LEGEND:

V.G.C.

VERTICAL GRANITE CURB

E.O.P.

EDGE OF PAVEMENT

BITUM.

BITUMINOUS

TYP.

TYPICAL

F.G.

FINISHED GRADE

E.G.

EXISTING GRADE

L.F.

LINEAR FOOT

F.D.

FINISHED FLOOR

FND

FOUND

T.B.R.

TO BE REMOVED

P.L.

PROPERTY LINE

E.L.

EASEMENT LINE

T.B.M.

TEMPORARY BENCHMARK

'/.

FOOT / FOOT

SSL () ~ {SIZE}

SINGLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)

DSL () ~ {SIZE}

DOUBLE SOLID LINE (COLOR W=WHITE, Y=YELLOW)

SSB () ~ {SIZE}

SINGLE SOLID W/ BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

SBL () ~ {SIZE}

SINGLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

DBL () ~ {SIZE}

DOUBLE BROKEN LINE (COLOR W=WHITE, Y=YELLOW)

LOCATION PLAN

DOVER, NH

NOT TO SCALE

NOTES CONTINUED:

10.) 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.

11.) THE INSTALLATION OF ELECTRIC POWER, CABLE, TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.

12.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.

13.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.

14.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.

15.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.

16.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH CITY OF DOVER, COMMUNITY SERVICES AND ENGINEERING DEPARTMENT.

17.) 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.

18.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.

NOTES CONTINUED:

19.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9 AM-4PM, NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.

20.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.

21.) ALL LOTS WILL BE SINGLE FAMILY USE OR AS PRESCRIBED IN THE UNDERLYING ZONE.

22.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

23.) ANY FENCE TALLER THAN SEVEN FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.

24.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING. N/A.

ABUTTERS WITHIN 200':

N/F WOODMAN INSTITUTE
ANTHONY MCMANUS & DAVID LANDRY TST
PO BOX 1916
DOVER, NH 03821-1916
TAX MAP 12, LOT 36
S.C.R.D. BOOK 3100, PAGE 920

N/F SHANNON CURTIS
24 26 SILVER ST
DOVER, NH 03820
TAX MAP 12, LOT 32
S.C.R.D. BOOK 4436, PAGE 943

N/F GAIL T & BERRIEN MOORE
517 S LAHOMA AVE
NORMAN, OK 73069-5525
TAX MAP 16, LOT 39
S.C.R.D. BOOK 880, PAGE 16

N/F VIRGINIA J FROST & HENRY C KUZIMKO
3 ROOSEVELT AVE
DOVER, NH 03820
TAX MAP 12, LOT 38
S.C.R.D. BOOK 4620, PAGE 77

N/F DOUGLAS J & LUCIA H DEDE REV TST
DOUGLAS J & LUCIA H DEDE TSTES
143 LOCUST ST
DOVER, NH 03820
TAX MAP 12, LOT 37
S.C.R.D. BOOK 2608, PAGE 240

N/F ROBERT H & BRIDGET F SMITH
10 PONDVIEW DR
DOVER, NH 03820-4483
TAX MAP 12, LOT 46
S.C.R.D. BOOK 2352, PAGE 784

ABUTTERS WITHIN 200':

N/F SARA G TREACY HILL REV TST
SARA G TREACY HILL TSTEE
148 LOCUST ST
DOVER, NH 03820
TAX MAP 12, LOT 24
S.C.R.D. BOOK 3175, PAGE 157

N/F CHELSEA A & DEREK COOMBS
16 SUMMER ST
DOVER, NH 03820
TAX MAP 12, LOT 23
S.C.R.D. BOOK 4504, PAGE 477

LEGEND:

●

3/4" REBAR W/ ID CAP ~TBS~

○

STEEL STAKE ~FND~

○

IRON PIPE ~FND~

○

IRON ROD ~FND~

○

NHHB ~FND~

○

UTILITY POLE

○

GUY WIRE

PROPOSED BOUNDARY LINE

PROPOSED BUILDING SETBACK

NEW HAMPSHIRE HIGHWAY BOUND

NORWAY PLAINS ASSOCIATES

FOUND

TYPICAL

STRAFFORD COUNTY REGISTRY OF DEEDS

VICINITY SKETCH

DOVER, NH

SCALE: 1" = 100' ±

MINOR SUBDIVISION

LAND OF

KEVIN P. MCLEAN & ANGELA M. LAZZRO

17/19 SUMMER STREET

DOVER, N.H.

TAX MAP 12, LOT 35

BERRY SURVEYING & ENGINEERING

335 SECOND CROWN POINT ROAD

BARRINGTON, NH 03825 (603)332-2863

SCALE : AS SHOWN

DATE : NOVEMBER 19, 2019

FILE NO. : DB 2019 - 135

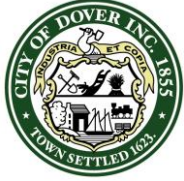
NEW STATE OF NEW HAMPSHIRE

805

KENNETH A. BERRY

SIGNATURE

SHEET 3 OF 3



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-03

Application Type: Minor Subdivision
Applicant(s): 209 Sixth Street SPE LLC
Owner(s): 209 Sixth Street SPE LLC
Location: 209 Sixth St (Map E, Lot 73)
Meeting Date: January 28, 2020

INTENT: To subdivide one lot into 3 lots. The new lots would be 36,228 s.f, 31,185 s.f, and 32,133 s.f.

LOTS/UNITS PROPOSED: 3 (two new)

AGENDA ITEM #: 4-E

ACREAGE: 2.32 acres

ZONING DISTRICT: R-12

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE: Residential and religious institute

ZBA ACTION: None

ATTACHMENTS: Application Materials including Subdivision Plan

NOTICES SENT: Abutter notices were sent by verified or first class mail to all abutters for this meeting

PERMITS REQUIRED:
-NHDES Subsurface subdivision approval

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to subdivide Dover Tax Map E Lot 73 into three lots. The new lots would be 36,228 s.f, 31,185 s.f, and 32,133 s.f.

The new lots meet the frontage and area requirements and will be served by private water and septic.

As this is a minor subdivision, it did not go before the Technical Review Committee.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with the regulations.

STAFF RECOMMENDATION:

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

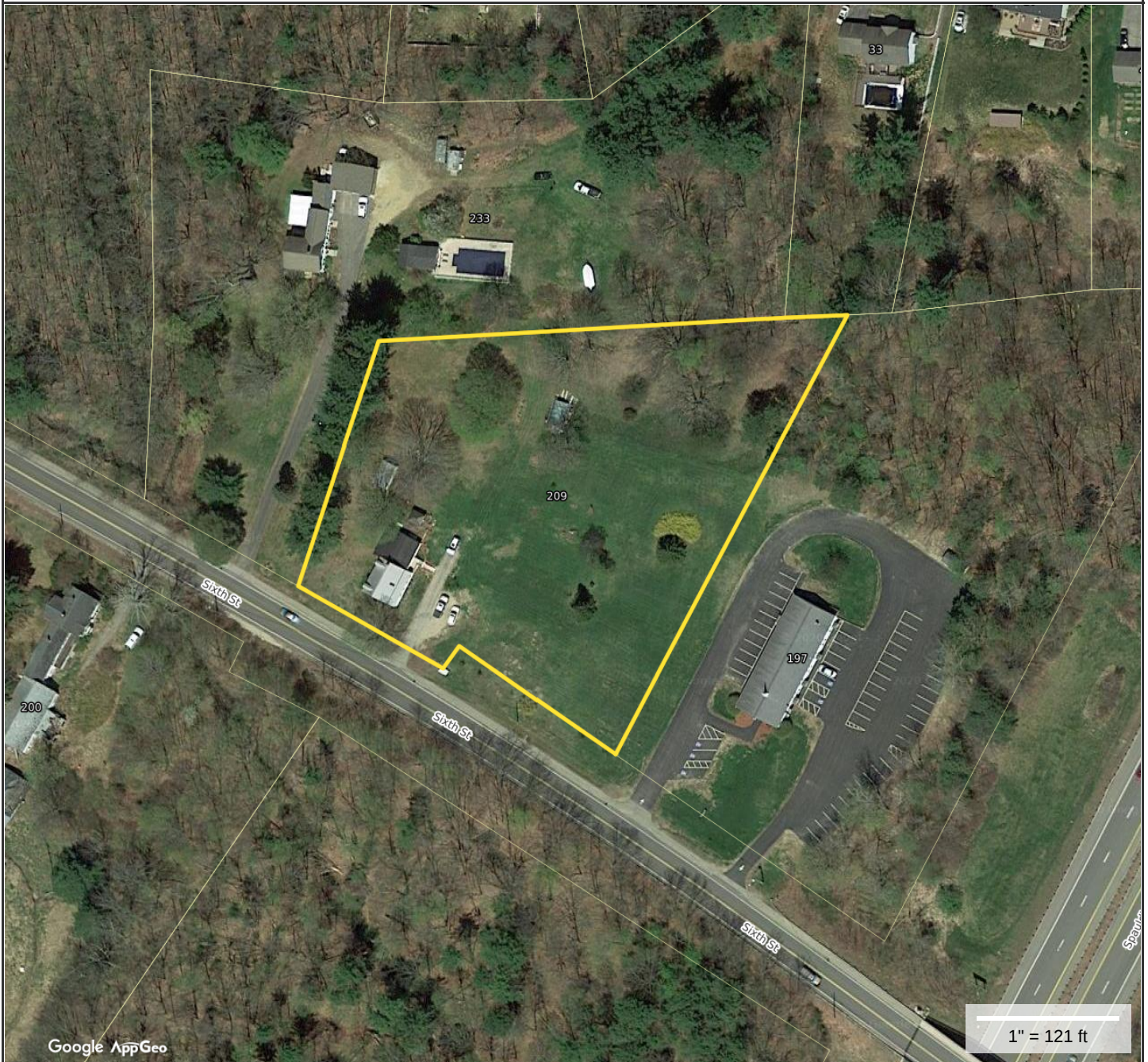
Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Add Planning File #P20-03
 - d. Remove note 19 & 20 on sheet 1
 - e.

Conditions to Be Met Prior to Occupancy:

2. Issuance of a Certificate of Occupancy.
3. Impact fees for new dwelling unit shall be paid per the invoice included with the Notice of Decision.

209 Sixth Street

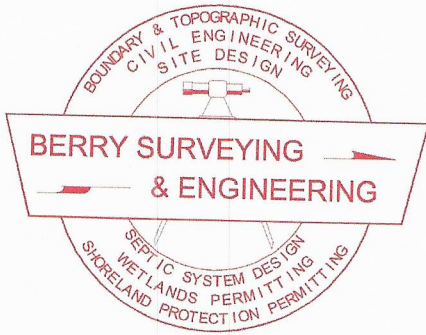
**Property Information**

Property ID E0073-000000
Location 209 SIXTH ST
Owner 209 SIXTH STREET SPE LLC
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 10/18/2019
Data updated Daily



BERRY SURVEYING & ENGINEERING

335 Second Crown Point Road
Barrington, NH 03825
Phone: (603) 332-2863
Fax: (603) 335-4623
www.BerrySurveying.Com
crberry@metrocast.net

December 23, 2019

City of Dover
Attention: Donna Benton, City Planner
288 Central Ave
Dover, NH 03820

Re: 209 Sixth Street SPE, LLC
Minor Subdivision
209 Sixth Street
Dover, NH
Tax Map E, Lot 73

Dear Mrs. Benton,

On behalf of our client 209 Sixth Street SPE, LLC, Berry Surveying & Engineering (BS&E) is submitting a minor subdivision at 209 Sixth Street.

Background and General Narrative:

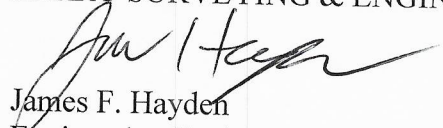
209 Six Street SPE, LLC owns the parcel known as 209 Sixth Street Dover, NH (Tax Map E, Lot 73). Berry Surveying and Engineering has conducted an on-site survey of the parcel which includes a topographic analysis as well as a wetlands analysis. Please note there are no wetlands found on the parcel or within 50 feet of the parcel. The site contains a single family house with a detached shed towards the front of the parcel. The site slopes north to south, along Sixth Street. The site is mostly open with a small patch of woods in the northeast corner of the lot.

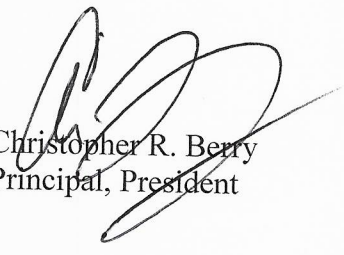
The Proposal:

The proposal is to subdivide the existing Lot into 3 Lots. Lot 73 will contain the existing house, while proposed Lots 73-1 & 73-2 will have single family homes. A shared driveway will be constructed off Sixth Street in order to provide access to the proposed single family homes. The proposed driveway will be super elevated to the right to allow the driveway runoff to flow downhill. In addition, a culvert will be installed under the driveway to allow runoff along Sixth Street to continue to flow in its natural state. Sight distance calculations have been done for the proposed driveway and it was determined that the proposed driveway will have 250' of sight distance in either direction, which is the amount required by AASHTO given the existing speeds on Sixth Street.

The proposed single family homes will be serviced by on site septic and wells. As part of this subdivision application, a NHDES subsurface subdivision approval will be required. A copy of the permit will be presented to the City when acquired.

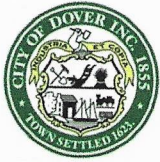
Respectfully Submitted,
BERRY SURVEYING & ENGINEERING


James F. Hayden
Engineering Technician


Christopher R. Berry
Principal, President



BERRY SURVEYING & ENGINEERING
335 Second Crown Pt. Rd., Barrington, NH 03825
(603) 332-2863 / (603) 335-4623 FAX
www.BerrySurveying.Com



City of Dover, New Hampshire MINOR SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

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

APPLICANT AND OWNER INFORMATION

Name of Applicant: 209 Sixth Street SPE LLC Telephone # 603-817-8241

Address of Applicant: 461 Main Street, Suite 3, Franconia NH 03580

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

Address of Property Owner: _____

E-Mail Address: cjg64@comcast.net

PROPERTY INFORMATION

Address of Property: 209 Sixth Street

Assessor's Map # E Lot(s) # 73

Zoning District(s) Medium-density (R-12) Overlay District(s) _____

Size of Parcel: 99,546 Sq.Ft. Property Deed: Book 4708 Page: 649

Existing Use of Property: Single Family lot

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 3

City Water? ☐ Yes ☒ No How far is city water from the property? _____

City Sewer? ☐ Yes ☒ No How far is city sewer from the property? _____

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: N/A

Justification for waiver request(s) (attach additional sheets as needed): N/A

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 805 E-mail address: K.Berry@BerrySurveying.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) Kenneth A. Berry, PE, LLS
Berry Surveying & Engineering

Address 335 Second Crown Point Rd, Barrington, NH 03825 Telephone #: 603-332-2863

Professional License #: 14243 E-mail address: K.Berry@BerrySurveying.com

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) _____

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) Deidra Benjamin

Address 100 Leavitt Road, Pittsfield NH 03263 Telephone #: 603-496-3307

Professional License #: 295 E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: _____ Telephone # _____

Address Easement Holder: _____

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: And Green Date: 12-23-19

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

Signature of Agent: [Signature] 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: And Green Date: 12-23-19

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: And Green Date: 12-23-19

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: And Green Date: 12-23-19

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

PLANNING BOARD FEE SCHEDULE

(Revised May 14, 2019)

Below are the fees associated with plan review. Please complete the information below and provide payment with your application submittal. **Plan review fees shall be paid prior to technical review committee (TRC) being scheduled.** For plans not requiring TRC review, **fees are due 21 days prior** to the Planning Board meeting. Staff will coordinate abutter/notice fees, which will be invoiced and must be paid 28 hours before the Planning Board meeting for an application to be heard. Fees shall be paid by cash or check made payable to "City of Dover."

A. Plan Review Fees

1. Application fee for the following (SELECT ALL THAT APPLY):
 - ☐ SUBDIVISION \$150.00 x # 2 new lots created= \$ 300.00
 - ☐ LOT LINE ADJUSTMENT \$100.00 X # of lots involved= \$ _____
 - ☐ TRANSFER OF DEVELOPMENT RIGHTS Application fee \$150.00= \$ _____
 - ☐ SITE REVIEW – RESIDENTIAL \$100.00 x # _____ per dwelling unit= \$ _____
 - ☐ SITE REVIEW – NON-RESIDENTIAL (not to exceed \$10,000)
 - o New construction \$.15 sq. ft. x # _____ sq. ft.= \$ _____
 - o Additions (new floor space) \$.10 per sq. ft. x # _____ sq. ft.= \$ _____
 - ☐ MOTEL/HOTEL \$35.00 x # _____ per lodging unit= \$ _____
 - ☐ CHANGE OF USE (not to exceed \$5,000)
 - o Existing floor spaces \$.10 per sq. ft. x # _____ sq. ft. = \$ _____
 - ☐ CONDITIONAL USE PERMIT \$150.00 x # _____ per application= \$ _____
 - ☐ GRAVEL PIT/ EXCAVATIONS
 - o Application fee \$50.00= \$ _____
 - o Permit fee \$75.00= \$ _____
 - ☐ EXTENSIONS OF/AMENDMENTS TO/WAIVERS FOR AN APPROVED PLAN \$50.00 x # _____ per hour of review (3 hour minimum)= \$ _____
 - ☐ REQUEST FOR REZONING Application fee \$150.00= \$ _____
 - ☐ DRIVEWAY WAIVER Application fee \$100.00= \$ _____
- SUB TOTAL=** \$ 300.00

AND

2. IMPERVIOUS PAVED AREA (for new development or additions to existing parking lots (not to exceed \$10,000) \$.07 sq. ft. x # _____ = \$ _____

TOTAL PLAN REVIEW FEE= \$ 300.00

B. Abutter Notification/Mailing Labels - this office will create and print the abutter list and provide labels in triplicate for each abutter. The applicant/owner will need to review the list and provide to this office the engineer, architect, licensed land surveyor (LLS), licensed landscape architect (LLA) and/or soil scientist whose professional seal appears on the plan with names and addresses for notices.

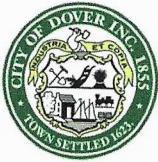
- ☐ Applicant & Owner, engineer, architect, LLS, LLA and/or soil scientist
 - o Certified letters fee # _____ of x \$8.00= \$ _____
- ☐ Certified letters fee: # of abutters _____ X \$8.00= \$ _____
- ☐ First Class Mail fee (for individual owner of units within a condominium or other collective form of ownership): # of abutters _____ X \$1.00= \$ _____
- ☐ Creating/Printing Abutter Labels in triplicate per sheet _____ x \$10.00= \$ _____

SUB TOTAL= \$ _____

C. Foster's newspaper public notice fee

TOTAL NOTICE FEE= \$ 80.00

The above amount must be paid 28 hours prior to the Planning Board meeting, to be heard.



City of Dover, New Hampshire MINOR SUBDIVISION SUBMISSION CHECKLIST

[Revision Date: May 18, 2019]

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

Plan Review Fees are due along with three (3) full size and twelve (12) half size (11x17), folded, copies of the plan set and materials, 3 weeks prior to the Planning Board meeting. Abutter/Notice Fees will be invoiced and are due 28 hours prior to Planning Board.

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

APPLICANT: 209 Sixth Street SPE LLC File Number: _____

PROJECT TITLE: Sixth Street Subdivision

PROPERTY LOCATION: 209 Sixth Street Tax Map: E Lot: 73

	Where/How Provided	Reviewed
1. Completed and signed Application form	Included	
2. Plan Review Fees are provided	X	
3. Electronic copy of the surveyed plat layout	X	
4. Electronic copy of supplementary materials and application	X	
5. Waiver requests to the Subdivision Regulations, with written justification	N/A	
6. Conditional Use Permit applications	N/A	
7. Fifteen folded copies of subdivision plan w/scale of not less than 1"=50' or 1"=100' for larger subdivisions. Plans shall contain the following items as appropriate:	X	
Location map at appropriate scale	X	
Proposed subdivision name and title and Planning File #	X	
Date, north arrow and scale	X	
Names of all abutting property owners	X	
Name and address of owners and/or applicants	X	
Signature & stamp of NH licensed land surveyor and/or engineer	X	
Zoning District boundaries, including any special or overlay districts	X	
Location of Conservation District areas	N/A	
Location, names and widths of existing and proposed streets, including pavement widths, grades, curbs and crosswalks	X	
Location and widths of existing & proposed easements & right of ways	X	
Location and widths of existing and proposed sidewalks	X	
Existing and proposed property lines with dimensions and bearings tied into Dover's Geographic Information System coordinate system	X	
Existing and proposed lot areas in square feet	X	
Existing and proposed topographic information at two foot intervals	X	
Existing and proposed buildings and structure locations	X	
Minimum building setbacks or build to lines on all lots	X	
Location and size of existing and proposed electric, telephone, gas cable and other underground utilities	X	

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

REVIEWED BY: _____ DATE _____

P20-03

209 Sixth Street

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
E0019-000000	11 CONIFER COMMONS	KANE KARALEE I		11 CONIFER COMMONS	DOVER	NH	03820
E0019-010000	41 CONIFER COMMONS	TACITO DAMIAN L &	TACITO ERICA A	41 CONIFER COMMONS	DOVER	NH	03820
E0019-011000	37 CONIFER COMMONS	SEITZ DERRICK W &	NEILD RACHEL A	37 CONIFER COMMONS	DOVER	NH	03820-2317
E0019-012000	33 CONIFER COMMONS	NIEPOKOYCZYCKI PAUL J &	NIEPOKOYCZYCKI LISA E	33 CONIFER COMMONS	DOVER	NH	03820
E0019-013000	27 CONIFER COMMONS	JEDICKE MARK C &	JEDICKE ALISON M	27 CONIFER COMMONS	DOVER	NH	03820
E0019-014000	21 CONIFER COMMONS	FBALE LLC 57% &	RHALE LLC 43%	58 CHAMPLIN RIDGE RD	ROCHESTER	NH	03867
E0019-B00000	233 SIXTH ST	FORTIN ADAM A &	LORING-FORTIN LYNDSEY M	233 SIXTH ST	DOVER	NH	03820
E0070-A00000	200 SIXTH ST	NILES CHERYL BUCKLIN		200 SIXTH STREET	DOVER	NH	03820
E0024-000000	100 LIBERTY WY	LIBERTY MUTUAL INSURANCE CO	ATTN: JOANNE BRAGG	175 BERKELEY ST MS 03L	BOSTON	MA	02116
E0073-A00000	197 SIXTH ST	HOPE COMMUNITY CHURCH	ADVENT CHRISTIAN CONGREGATION	PO BOX 1477	DOVER	NH	03821-1477
E0073-000000	209 SIXTH ST	209 SIXTH STREET SPE LLC		209 SIXTH ST	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	KENNETH A BERRY PE LLS & CHRISTOPHER BERRY, PROJECT MANAGER	335 SECOND CROWN POINT ROAD	BARRINGTON	NH	03825
		DEIDRA BENJAMIN, CWS		100 LEAVITT ROAD	PITTSFIELD	NH	03263

SHEET 1 ~ SUBDIVISION PLAN *

SHEET 2 ~ TOPOGRAPHY PLAN

SHEET 3 ~ EASEMENT PLAN *

SHEET 4 ~ DRIVEWAY DESIGN PLAN

SHEET 5 ~ ROADWAY ACCESS PLAN

OWNER: 209 SIXTH STREET, SPE LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580

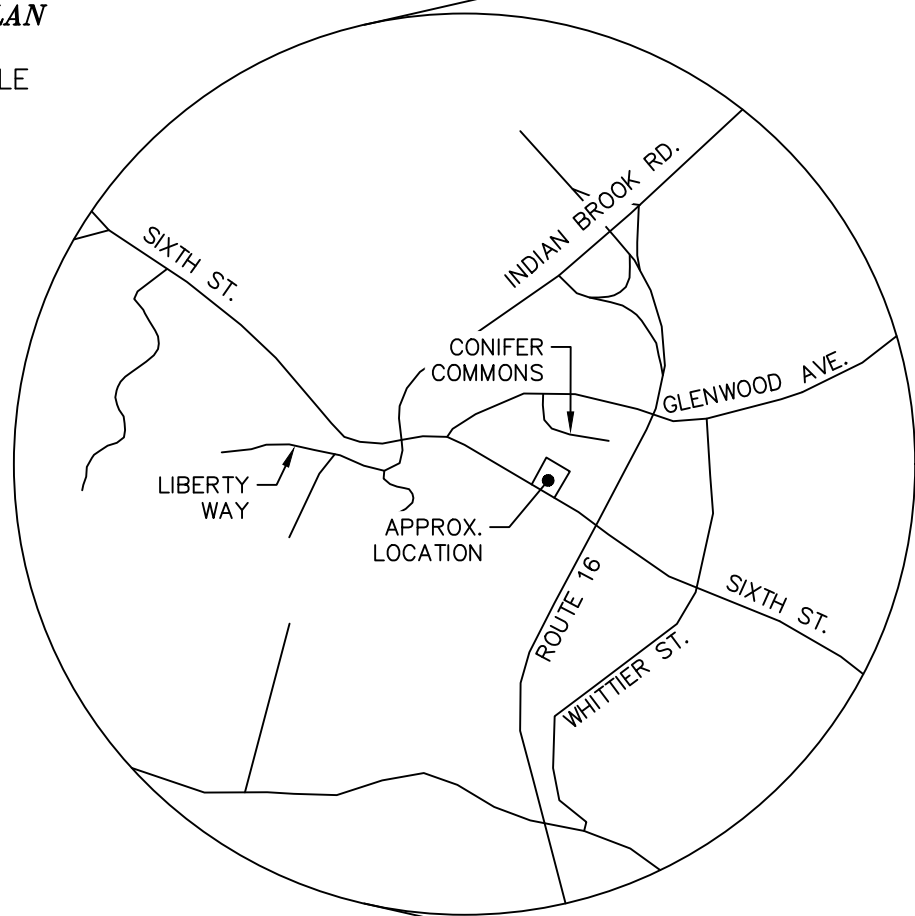
APPLICANT: 209 SIXTH STREET, SPE LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580

SURVEYOR OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

ENGINEER OF RECORD: KENNETH A. BERRY, PE, LLS
CPSWQ, CPESC, CESSWI
BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825
(603) 332-2863

WETLAND SCIENTIST: DEIDRA BENJAMIN, CWS #295
100 LEAVITT ROAD
PITTSFIELD, NH 03263
(603) 496-3307

DOVER, NH
NOT TO SCALE



V.G.C.	VERTICAL GRANITE CURB
E.O.P.	EDGE OF PAVEMENT
BITUM.	BITUMINOUS
TYP.	TYPICAL
F.G.	FINISHED GRADE
E.G.	EXISTING GRADE
L.F.	LINEAR FOOT
F.D.	FINISHED FLOOR
FND	FOUND
T.B.R.	TO BE REMOVED
P.L.	PROPERTY LINE
E.L.	EASEMENT LINE
T.B.M.	TEMPORARY BENCHMARK
/.	FOOT / FOOT

N/F HOPE COMMUNITY CHURCH
ADVENT CHRISTIAN CONGREGATION
PO BOX 1477
DOVER, NH 03820
TAX MAP E, LOT 73A

N/F PAUL J & LISA E
NIEPOKOYCZYCKI
33 CONIFER COMMONS
DOVER, NH 03820
TAX MAP E, LOT 19-12
S.C.R.D. BOOK 4423, PAGE 642

N/F ADAM A FORTIN
LYNDSAY M LORING-FORTIN
233 SIXTH ST
DOVER, NH 03820
TAX MAP E, LOT 19-B
S.C.R.D. BOOK 2393, PAGE 026

N/F CHERYL BUCKLIN NILES
200 SIXTH ST
DOVER, NH 03820
TAX MAP E, LOT 70-A
S.C.R.D. BOOK 4374, PAGE 266

N/F LIBERTY MUTUAL INSURANCE CO
ATTN JOANNE BRAGG
175 BERKELEY ST MS 031
BOSTON, MA 02116
TAX MAP E, LOT 24

● ○ ● □ □

- 3/4" REBAR W/ ID CAP ~TBS~
- STEEL STAKE ~FND~
- IRON PIPE ~FND~
- IRON ROD ~FND~
- NHHB ~FND~
- UTILITY POLE
- GUY WIRE
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK
- NEW HAMPSHIRE HIGHWAY BOUND
- NORWAY PLAINS ASSOCIATES
- FOUND
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS

WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SITE PLAN, THE SITE PLAN APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER/DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF DOVER LAND SITE PLAN REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXCEPT INsofar AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW. NON — ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SITE PLAN APPROVAL.

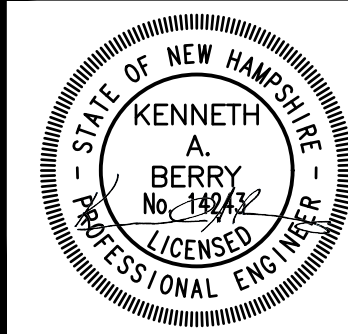
DOVER, NH
SCALE: 1" = 200' ±



REVISION	DATE	DESCRIPTION

MINOR SUBDIVISION
LAND OF
209 SIXTH STREET SPE, LLC
209 SIXTH STREET
DOVER, N.H.
TAX MAP E, LOT 73


BERRY SURVEYING & ENGINEERING
 335 SECOND CROWN POINT ROAD
 BARRINGTON, NH 03825 (603)332-2863
 SCALE : AS SHOWN
 DATE : DECEMBER 3, 2019
 FILE NO. : DB 2019-131



- 13.) 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.
- 14.) THE INSTALLATION OF ELECTRIC POWER, CABLE TELEVISION AND TELEPHONE LINES SHALL BE UNDERGROUND THROUGHOUT THE SITE FOR WHICH DEVELOPMENT IS PROPOSED.
- 15.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. CONSTRUCTION SHALL ALSO CONFORM TO THE CITY OF DOVER POLICIES AND PRACTICES.
- 16.) ALL EROSION CONTROL NOTES SHALL INCLUDE PROVISIONS FOR CONSTRUCTION SEQUENCING, TEMPORARY EROSION CONTROL MEASURES, AND PERMANENT STANDARDS SUCH AS LOAM SPREAD RATE FOR DISTURBED AREAS, RATES OF LIME, TYPE AND RATES FOR FERTILIZER, AND SEED AND MULCH MIXTURE WITH RATES OF APPLICATION.
- 17.) THE LIMITS OF CONSTRUCTION DISTURBANCE SHALL BE STAKED, FLAGGED AND CLEARLY IDENTIFIED PRIOR TO THE COMMENCEMENT OF SITE WORK.
- 18.) ALL TREATMENT SWALES TO BE CONSTRUCTED SHALL HAVE SOD BOTTOMS.
- 19.) A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS. COORDINATE WITH CITY OF DOVER, COMMUNITY SERVICES AND ENGINEERING DEPARTMENT.
- 20.) A PRE-CONSTRUCTION CONFERENCE WITH THE DEVELOPER, THE DESIGN ENGINEER, THE EARTHWORK CONTRACTOR, AND THE CITY ENGINEER SHALL OCCUR PRIOR TO ANY EARTH DISTURBING ACTIVITY.
- 21.) BUILDING ADDRESSES SHALL BE ASSIGNED BY THE BUILDING OFFICIAL AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 22.) THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED FOR THE SUBJECT PROPERTY:
NHDES SUBSURFACE SUBDIVISION APPROVAL ~ PENDING
- 23.) THE SITE CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY-FRIDAY 7AM-6PM, SATURDAY 9 AM-4PM. NO SUNDAY HOURS. HOURS OF CONSTRUCTION SHALL BE DOCUMENTED ON A SITE CONSTRUCTION SIGN ALONG WITH THE CONTACT INFORMATION FOR THE GENERAL CONTRACTOR.
- 24.) COMMERCIAL VEHICLE ROUTE DURING CONSTRUCTION SHALL CONFORM WITH DOVER CITY CODE OR BE COORDINATED WITH THE COMMUNITY SERVICES DIRECTOR.
- 25.) ALL LOTS WILL BE SINGLE FAMILY USE OR AS PRESCRIBED IN THE UNDERLYING ZONE.
- 26.) ALL 3 LOTS WILL REQUIRE NHDES SUBSURFACE SUBDIVISION APPROVAL.

- 27.) THE LOTS WILL BE SERVICED BY ON SITE WELLS AND SEPTICS.
- 28.) ANY RETAINING WALL TALLER THAN FOUR FEET (4') REQUIRES ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 29.) ANY FENCE TALLER THAN SIX FEET (7') REQUIRES THE ISSUANCE OF A BUILDING PERMIT FROM INSPECTION SERVICES.
- 30.) THE OWNER OF RECORD SHALL RECORD AT THE REGISTRY OF DEEDS DOCUMENTATION SUFFICIENT TO PROVIDE NOTICE TO ALL PERSONS/ENTITIES THAT MAY ACQUIRE ANY PROPERTY SUBJECT TO THE REQUIREMENTS AND RESPONSIBILITIES DESCRIBED IN THE APPROVED STORMWATER MANAGEMENT PLAN. THE NOTICE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR RECORDING CONTAINED IN RSA 477 AND 478. THE NOTICE NEED NOT SET FORTH THE REQUIREMENTS AT LENGTH, SO LONG AS IT IS SUFFICIENT TO PROVIDE NOTICE TO PROSPECTIVE PURCHASERS TO THE REQUIREMENTS FOR MAINTENANCE AND REPORTING.
- 31.) SEE SHEET 3 FOR DRIVEWAY AND WELL RADIUS EASEMENTS.

1" IRON PIPE
~FND~ (0.4' HIGH)

STEEL STAKE
~FND~ (0.1' HIGH)

DAVIS
STEEL STAKE
~FND~ (0.1' DOWN)
NOT HELD

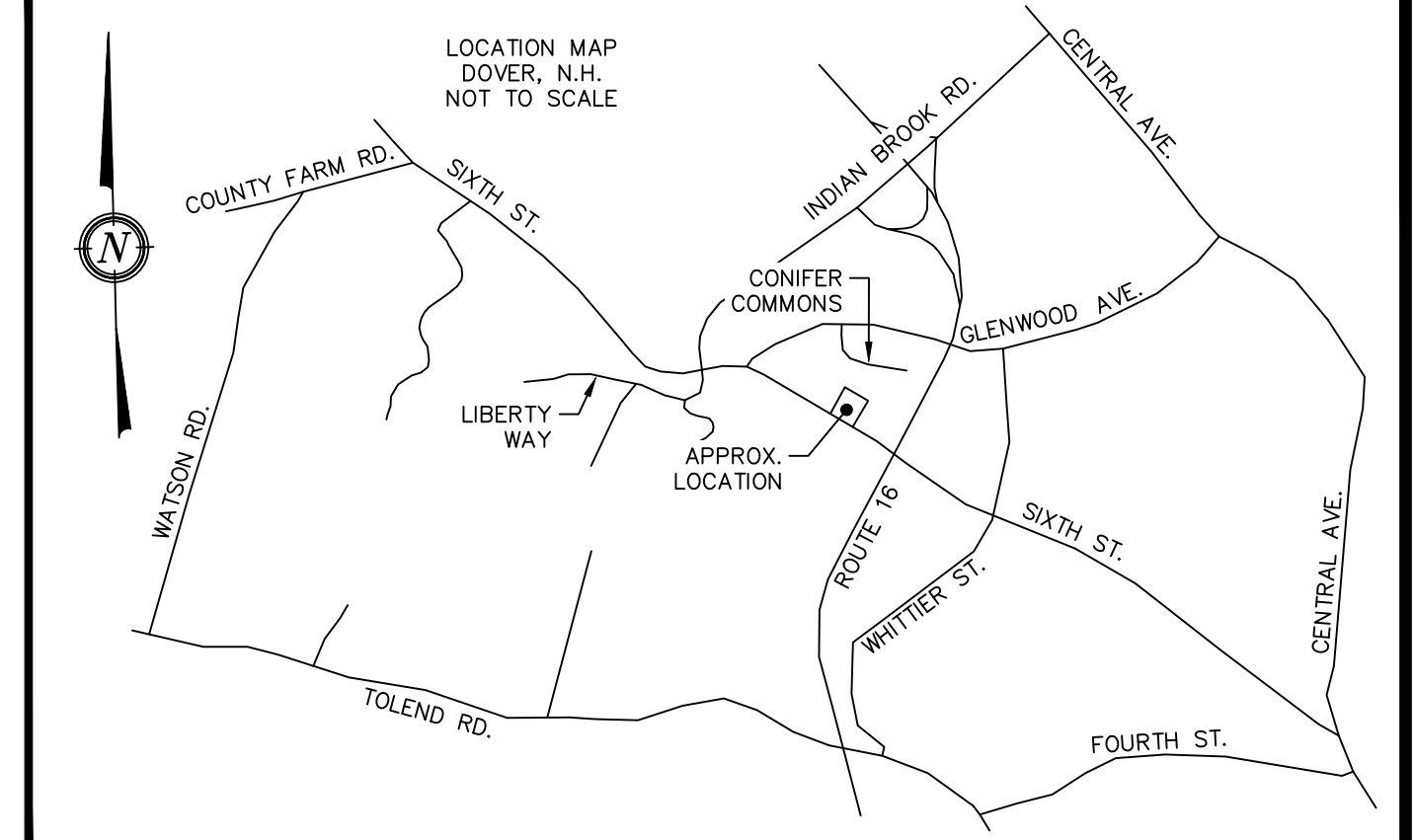
"NWP" STEEL STAKE
~FND~ (FLUSH)

N60°08' 8" E
80.53

NH GRID COORD.
N: 260064.79
E: 1189938.99
ELEV.: 144.39

3/4" REBAR —
W/ ID CAP
~TBS~ (TYP.)

- 1.) "PLAN OF LOTS A & B, RONALD & LAURA COLE, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS & ASSOCIATES
DATED: AUGUST, 1977
S.C.R.D. PLAN #170-54
- 2.) "PLAN OF LAND, SIXTH ST. & SPAULDING TURNPIKE, DOVER, N.H. FOR ADVENT GYFTIAN, CHURCH OF DOVER, N.H."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: SEPTEMBER, 1998
S.C.R.D. PLAN #54-38
- 3.) "SUBDIVISION OF LAND, DOVER, N.H. FOR DEAN FOURNIER"
BY: JOHN W. DURGIN ASSOCIATES, INC.
DATED: OCTOBER, 1983
S.C.R.D. PLAN # 24A-169
- 4.) "GLENWOOD ESTATES SUBDIVISION, GELNWOOD AVENUE, DOVER, NEW HAMPSHIRE, PREPARED FOR/OWNER OF RECORD GLENIX PARTNERS C/O ANNE MARIE FOURNIER, 348 TOLAND ROAD, DOVER, NEW HAMPSHIRE"
BY: APPLIEDORE ENGINEERING, INC
DATED: NOVEMBER 30, 1993
S.C.R.D. PLAN #44-26
- 5.) "ROW PLANS OF PROPOSED FEDERAL AID PROJECT, STP-X-5125(010), N.H. PROJECT NO. 12331, SIXTH STREET, SHEET #3"
BY: KIMBALL CHASE
DATED: JUNE, 1998
S.C.R.D. PLAN #55-69



1.) OWNER: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580

1A.) APPLICANT: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580

2.) TAX MAP E, LOT 73

3.) LOT AREA: 99,546 Sq. Ft., 2.28 Ac.

4.) S.C.R.D. BOOK 4708, PAGE 649

5.) ZONING: (R-12) MEDIUM-DENSITY RESIDENTIAL
MINIMUM FRONTAGE ~ 100'
MINIMUM LOT SIZE ~ 12,000 Sq. Ft.
FRONT BUILD-TO LINE ~ 15' MIN, 25' MAX
REAR SETBACK ~ 30'
SIDE SETBACK ~ 15'
WETLANDS BUFFER ~ 50.0'
MAX. DRAINAGE HEIGHT: 35'
MAX. LOT COVERAGE: 30%

6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #33017C0310IE, DATED: SEPTEMBER 30, 2015

7.) VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.

8.) THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 52,090.

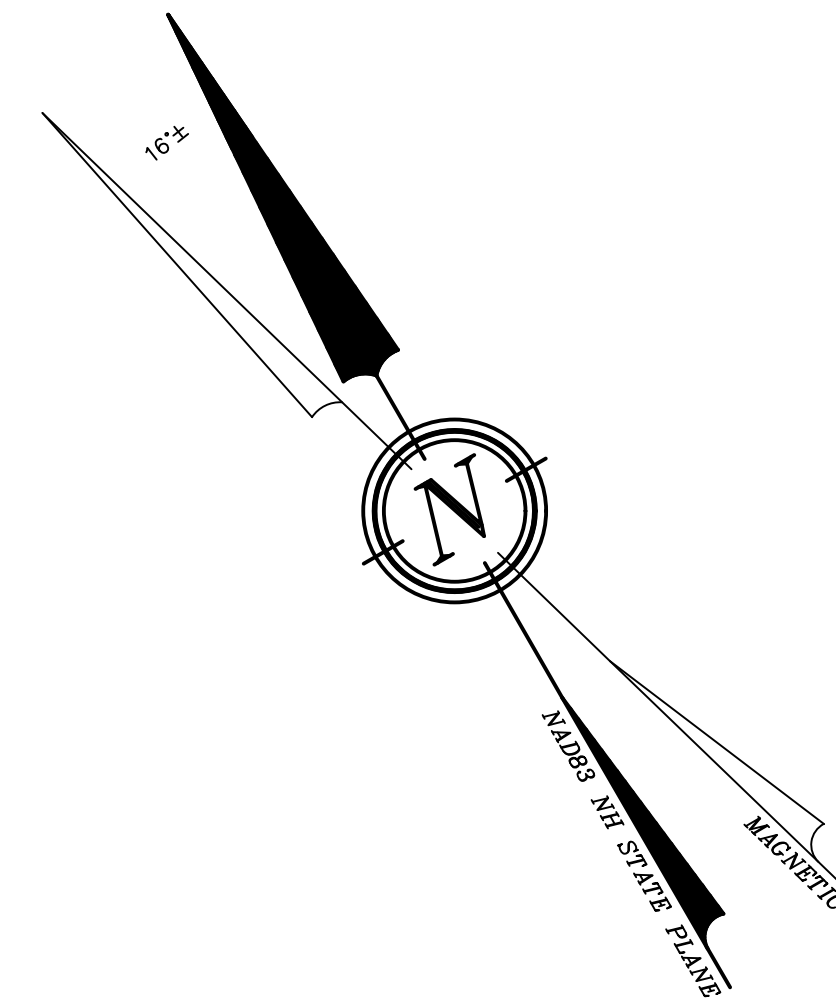
9.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED BOUNDARIES OF A 3 LOT SUBDIVISION ON TAX MAP E, LOT 73.

10.) THIS IS A FIVE SHEET PLAN SET WITH SHEET 1 & 3 RECORDED AT THE STAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2, 4, & 5 WILL BE ON FILE AT THE CITY OF DOVER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVENUE, DOVER, NH 03820, (603) 516-6008.

11.) ALL LOTS WILL SERVED BY ON SITE WELL AND SEWAGE DISPOSAL SYSTEMS.

12.) THE PROJECT SITE WAS REVIEWED BY DEIDRA BENJAMIN, CWS #295. NO WETLANDS FOUND ON SITE.

● 3/4" REBAR W/ ID CAP ~TBS~
 — STEEL STAKE ~FND~
 — IRON PIPE ~FND~
 — IRON ROD ~FND~
 □ NHHB ~FND~
 □ UTILITY POLE
 — GUY WIRE
 — PROPOSED BOUNDARY LINE
 — PROPOSED BUILDING SETBACK
 NHHB NEW HASHIRE HIGHWAY EOUND
 NWP NORWAY PLAINS ASSOCIATES
 FND FOUND
 TYP TYPICAL
 S.C.R.D STRAFFORD COUNTY REGISTRY OF DEEDS



NO WETLANDS FOUND
THE WETLAND DELINEATION WAS COMPLETED OCTOBER 2019
IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND
DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED
AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD
AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:

DEIDRA BENJAMIN, CWS #295

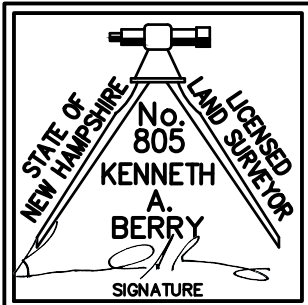
DEIDRA BENJAMIN, CWS #295

DEIDRA BENJAMIN, CWS #295

I CERTIFY THAT THIS PLAT EXCEEDS THE
MINIMUM REQUIREMENT FOR ACCURACY AND
COMPLETENESS OF THE STATE OF N.H. AND
OF THE CITY OF DOVER. - 1:10,000 -

KENNETH A. BERRY LLS 805 DAT

(IN FEET)
1 inch = 30 ft.

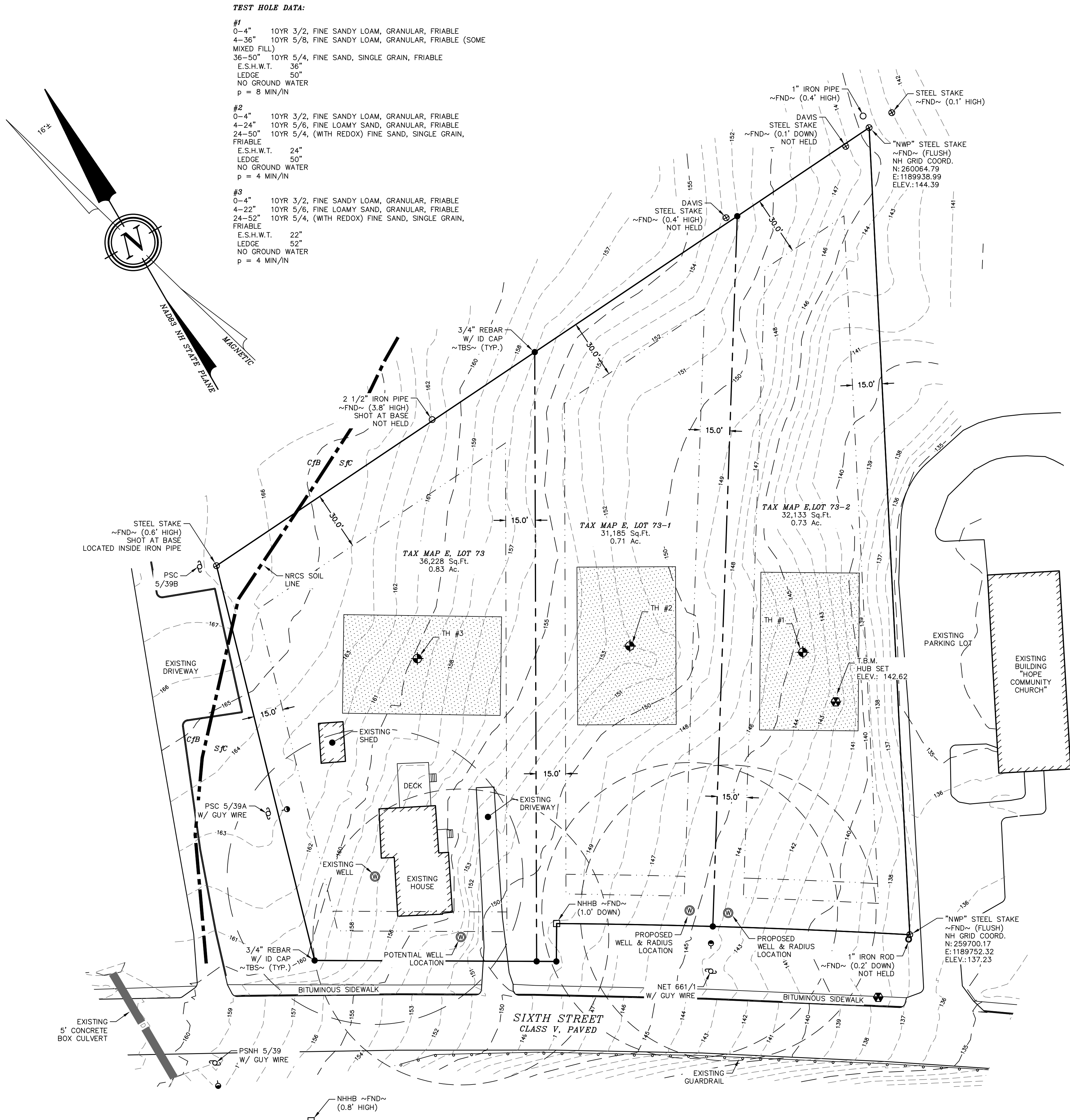
REVISION	DATE	DESCRIPTION
SUBDIVISION PLAN LAND OF 209 SIXTH STREET SPE, LLC 209 SIXTH STREET DOVER, N.H. <i>TAX MAP E, LOT 73</i>		
		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 30 FT.		
DATE : DECEMBER 3, 2019		
FILE NO. : DB 2019-131 (JNB)		

SHEET 1 OF 5

N/F NILES, CHERYL BUCKLIN
200 SIXTH STREET
DOVER, NH 03820
TAX MAP E, LOT 70A
S.C.R.D. BOOK 4374, PAGE 266

N/F LIBERTY MUTUAL INSURANCE CO
ATTN: JOANNE BRAGG
175 BERKELEY ST, MS 031
BOSTON, MA 02116
TAX MAP E, LOT 24
S.C.R.D. BOOK 1364, PAGE 453

APPROVED DOVER



PLAN REFERENCES:

- "PLAN OF LOTS A & B, RONALD & LAURA COLE, DOVER, NEW HAMPSHIRE"
BY: G.L. DAVIS & ASSOCIATES
DATED: AUGUST, 1977
S.C.R.D. PLAN #170-54
- "PLAN OF LAND, SIXTH ST. & SPAULDING TURNPIKE, DOVER, N.H. FOR ADVENT CHRISTIAN, CHURCH OF DOVER, N.H."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: SEPTEMBER, 1998
S.C.R.D. PLAN #54-38
- "SUBDIVISION OF LAND, DOVER, N.H. FOR DEAN FOURNIER"
BY: JOHN W. DURGIN ASSOCIATES, INC.
DATED: OCTOBER, 1983
S.C.R.D. PLAN #24A-169
- "GLENWOOD ESTATES SUBDIVISION, GELNWOOD AVENUE, DOVER, NEW HAMPSHIRE, PREPARED FOR/OWNER OF RECORD GLENSIX PARTNERS C/O ANNE MARIE FOURNIER, 348 TOLEND ROAD, DOVER, NEW HAMPSHIRE"
BY: APPLIEDORE ENGINEERS, INC
DATED: NOVEMBER 30, 1993
S.C.R.D. PLAN #44-26
- "ROW PLANS OF PROPOSED FEDERAL AID PROJECT, STP-X-5125(010), N.H. PROJECT NO. 12331, SIXTH STREET, SHEET #3"
BY: KIMBALL CHASE
DATED: JUNE, 1998
S.C.R.D. PLAN #55-69

LEGEND:

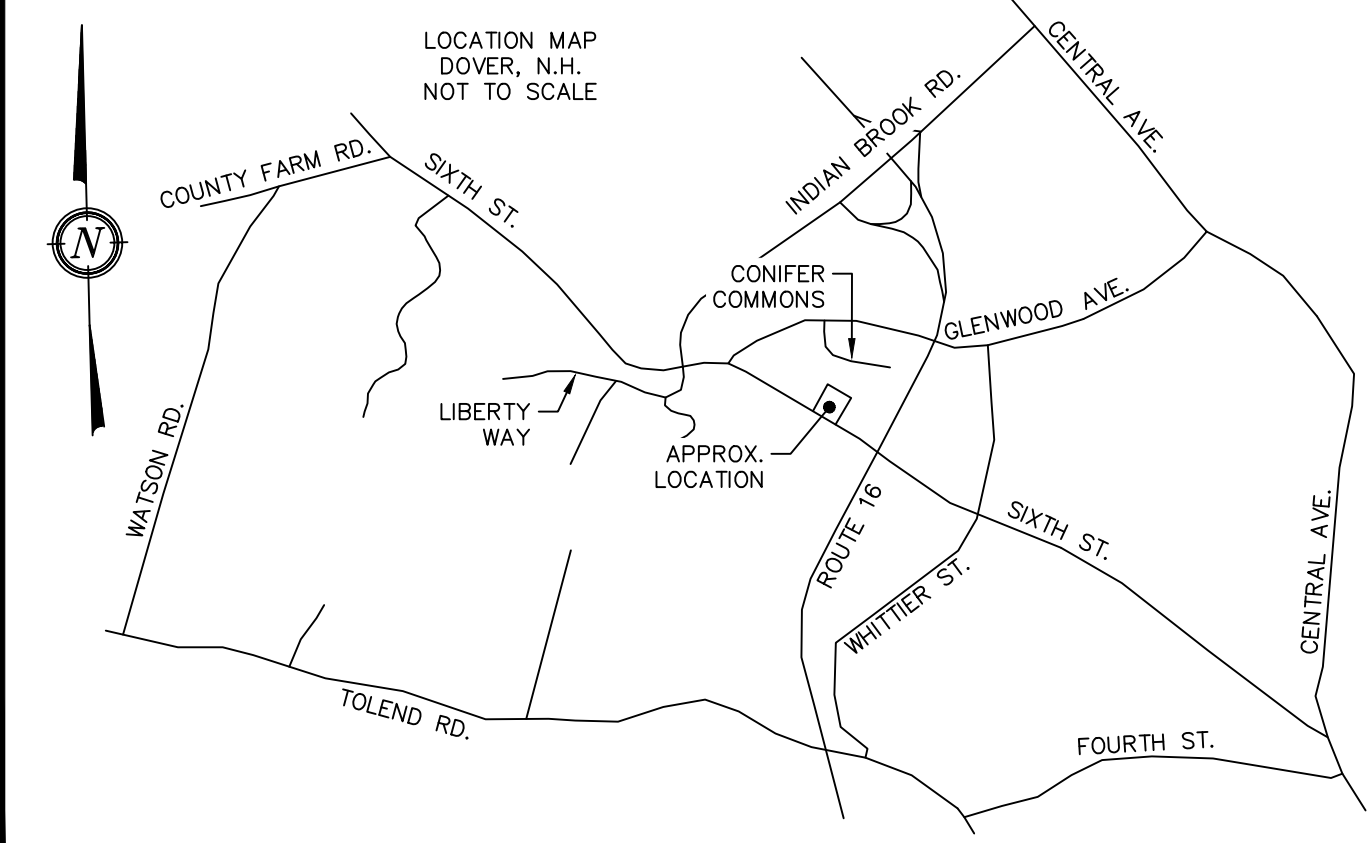
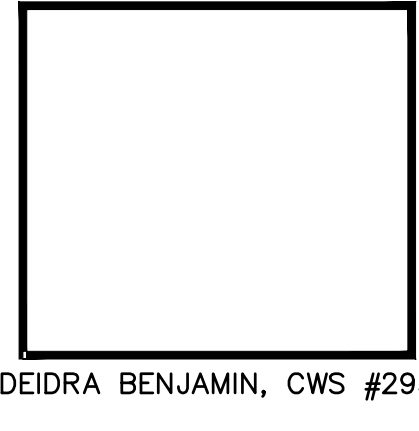
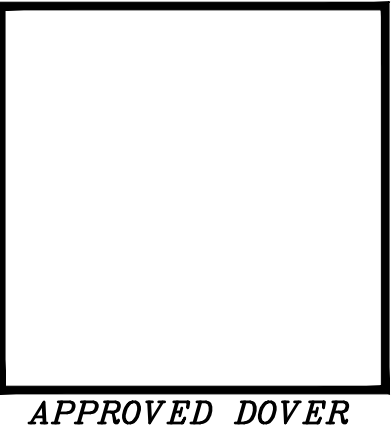
- 3/4" REBAR W/ ID CAP ~TBS~
- STEEL STAKE ~FND~
- IRON PIPE ~FND~
- IRON ROD ~FND~
- NHPB ~FND~
- UTILITY POLE
- GUY WIRE
- WELL ~AS NOTED~
- PROPOSED BOUNDARY LINE
- PROPOSED BUILDING SETBACK
- PROPOSED WELL RADIUS
- NEW HAMPSHIRE HIGHWAY BOUND
- NORWAY PLAINS ASSOCIATES
- FOUND
- TYPICAL
- STRAFFORD COUNTY REGISTRY OF DEEDS

SOIL DATA:

- Cfb ~ CHARLTON FINE SANDY LOAM, 3 TO 8% SLOPES
Sfc ~ SUFFIELD SILT LOAM, 8 TO 15% SLOPES
SEE WEBSOIL

WETLAND NOTE:

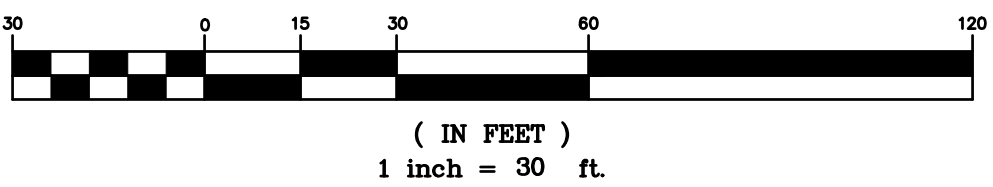
NO WETLANDS FOUND
THE WETLAND DELINEATION WAS COMPLETED OCTOBER 2019 IN ACCORDANCE WITH THE 1987 CORP OF ENGINEERS WETLAND DELINEATION MANUAL. JURISDICTIONAL WETLANDS WERE IDENTIFIED AND DELINEATED USING THE ROUTINE DETERMINATIONS METHOD AS OUTLINED IN THE MANUAL. THE DELINEATION WAS DONE BY:
DEIDRA BENJAMIN, CWS #295



NOTES:

- OWNER: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580
- APPLICANT: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580
- TAX MAP E, LOT 73
- LOT AREA: 99,546 Sq. Ft., 2.28 Ac.
- S.C.R.D. BOOK 4708, PAGE 649
- ZONING: (R-12) MEDIUM-DENSITY RESIDENTIAL
MINIMUM FRONTAGE ~ 100'
MINIMUM LOT SIZE ~ 12,000 Sq. Ft.
FRONT BUILD-TO LINE ~ 15' MIN, 25' MAX
REAR SETBACK ~ 30'
SIDE SETBACK ~ 15'
WETLANDS BUFFER ~ 50.0'
MAX. BUILDING HEIGHT: 35'
MAX. LOT COVERAGE: 30%
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD. REF.: FEMA COMMUNITY #330145, MAP #3301700310E, DATED: SEPTEMBER 30, 2015
- VERTICAL DATUM BASED ON NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- THE BOUNDARY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A CLOSED TRAVERSE PERFORMED BY THIS OFFICE IN OCTOBER OF 2019, WITH AN ERROR OF CLOSURE OF 1 PART IN 52,090.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED BOUNDARIES OF A 3 LOT SUBDIVISION ON TAX MAP E, LOT 73.
- THIS IS A FIVE SHEET PLAN SET WITH SHEET 1 & 3 RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2, 4, & 5 WILL BE ON FILE AT THE CITY OF DOVER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVENUE, DOVER, NH 03820, (603) 516-6008.
- ALL LOTS WILL SERVICED BY ON SITE WELL AND SEWAGE DISPOSAL SYSTEMS.
- THE PROJECT SITE WAS REVIEWED BY DEIDRA BENJAMIN, CWS #295. NO WETLANDS FOUND ON SITE.
- SEE SHEET 1 FOR ADDITIONAL NOTES.

GRAPHIC SCALE

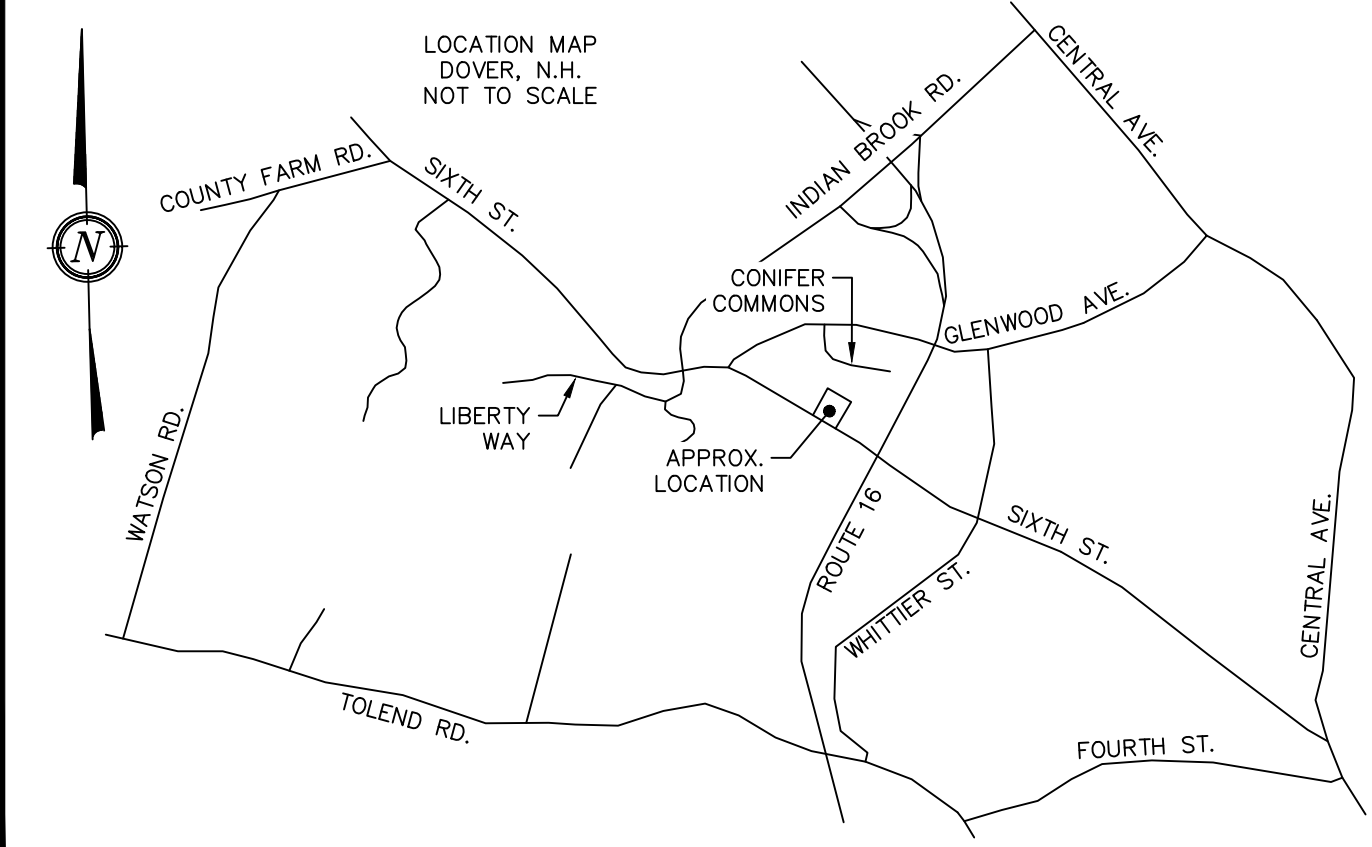


REVISION	DATE	DESCRIPTION
		TOPOGRAPHY PLAN LAND OF 209 SIXTH STREET SPE, LLC 209 SIXTH STREET DOVER, N.H. TAX MAP E, LOT 73
		BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863
		SCALE : 1 IN. EQUALS 30 FT.
		DATE : DECEMBER 3, 2019
		FILE NO. : DB 2019-131 (JNB)

N/F NIEPOKOVCZYKI, PAUL J. & LISA E.
33 CONIFER COMMONS
DOVER, NH 03820
TAX MAP E, LOT 19-12
S.C.R.D. BOOK 4423, PAGE 642
PLAN REF. #4

PLAN REFERENCES:

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BY: G.L. DAVIS & ASSOCIATES
DATED: AUGUST, 1977
S.C.R.D. PLAN #170-54
- "PLAN OF LAND, SIXTH ST. & SPAULDING TURNPIKE, DOVER, N.H. FOR ADVENT CHRISTIAN, CHURCH OF DOVER, N.H."
BY: NORWAY PLAINS ASSOCIATES, INC.
DATED: SEPTEMBER, 1998
S.C.R.D. PLAN #54-38
- "SUBDIVISION OF LAND, DOVER, N.H. FOR DEAN FOURNIER"
BY: JOHN W. DURGIN ASSOCIATES, INC.
DATED: OCTOBER, 1983
S.C.R.D. PLAN #24A-169
- "GLENWOOD ESTATES SUBDIVISION, GELNWOOD AVENUE, DOVER, NEW HAMPSHIRE, PREPARED FOR/OWNER OF RECORD GLENSIX PARTNERS C/O ANNE MARIE FOURNIER, 348 TOLEND ROAD, DOVER, NEW HAMPSHIRE"
BY: APPELDRE ENGINEERING, INC
DATED: NOVEMBER 30, 1993
S.C.R.D. PLAN #44-26
- "ROW PLANS OF PROPOSED FEDERAL AID PROJECT, STP-X-5125(010), N.H. PROJECT NO. 12331, SIXTH STREET, SHEET #3"
BY: KIMBALL CHASE
DATED: JUNE, 1998
S.C.R.D. PLAN #55-69

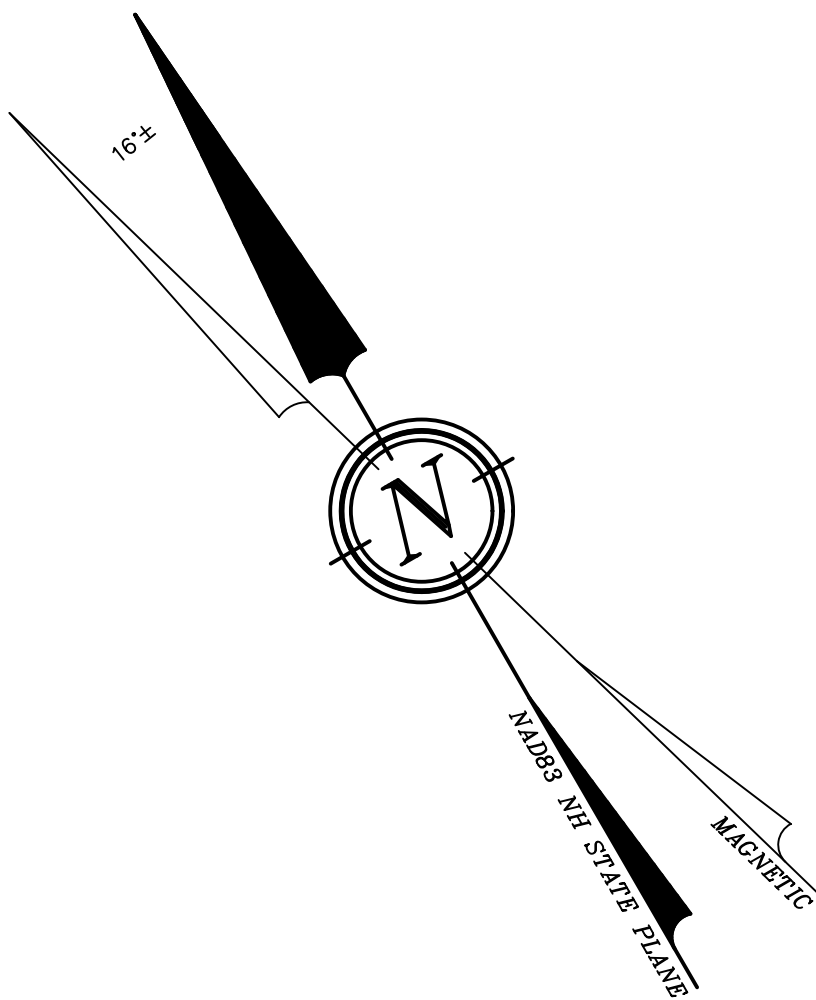


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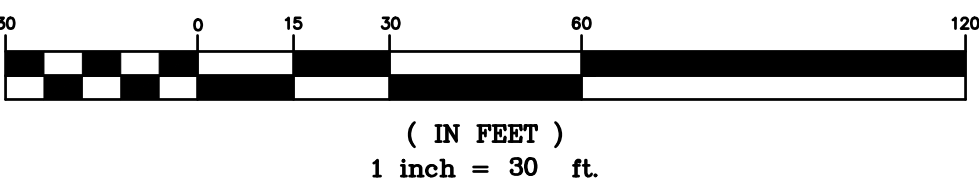
- OWNER: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580
- APPLICANT: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580
- TAX MAP E, LOT 73
- LOT AREA: 99,546 Sq. Ft., 2.28 Ac.
- S.C.R.D. BOOK 4708, PAGE 649
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED DRIVEWAY AND WELL RADII EASEMENTS FOR A 3 LOT SUBDIVISION ON TAX MAP E, LOT 73.
- THIS IS A FIVE SHEET PLAN SET WITH SHEET 1 & 3 RECORDED AT THE STRAFFORD COUNTY REGISTRY OF DEEDS. SHEET 2, 4, & 5 WILL BE ON FILE AT THE CITY OF DOVER OR THIS OFFICE. FOR MORE INFORMATION ON THIS SUBDIVISION, CONTACT THE CITY OF DOVER PLANNING DEPARTMENT, 288 CENTRAL AVENUE, DOVER, NH 03820, (603) 516-6008.
- EASEMENT AREA #1 IS A WELL RADIUS EASEMENT BENEFITING TAX MAP E, LOT 73. EASEMENT AREA #2 IS A WELL RADIUS EASEMENT BENEFITING TAX MAP E, LOT 73-2. EASEMENT AREA #3 IS A DRIVEWAY EASEMENT BENEFITING TAX MAP E, LOT 73-1. EASEMENT AREA #4 IS A WELL RADIUS EASEMENT BENEFITING TAX MAP E, LOT 73-1.

LEGEND:

- 3/4" REBAR W/ ID CAP ~TBS~
- STEEL STAKE ~FND~
- IRON PIPE ~FND~
- IRON ROD ~FND~
- NHNB ~FND~
- UTILITY POLE
- GUY WIRE
- PROPOSED BOUNDARY LINE
- PROPOSED DRIVEWAY EASEMENT
- PROPOSED WELL RADIUS EASEMENT
- NEW HAMPSHIRE HIGHWAY BOUND
- NHNB
- FND
- TYP
- S.C.R.D
- STRAFFORD COUNTY REGISTRY OF DEEDS



GRAPHIC SCALE



REVISION	DATE	DESCRIPTION
EASEMENT PLAN LAND OF 209 SIXTH STREET SPE, LLC 209 SIXTH STREET DOVER, N.H. TAX MAP E, LOT 73		
BERRY SURVEYING & ENGINEERING 335 SECOND CROWN POINT RD. BARRINGTON, N.H. (603)332-2863		
SCALE : 1 IN. EQUALS 30 FT.		
DATE : DECEMBER 3, 2019		
FILE NO. : DB 2019-131 (JNB)		

N/F FORTIN, ADAM A. &
LORING-FORTIN, LYNDEY M.
233 SIXTH ST.
DOVER, NH 03820
TAX MAP E, LOT 19B
S.C.R.D. BOOK 2393, PAGE 26

TAX MAP E, LOT 73
36,228 Sq.Ft.
0.83 Ac.

TAX MAP E, LOT 73-1
31,185 Sq.Ft.
0.71 Ac.

TAX MAP E, LOT 73-2
32,133 Sq.Ft.
0.73 Ac.

SIXTH STREET
CLASS V, PAVED

N/F NILES, CHERYL BUCKLIN
200 SIXTH STREET
DOVER, NH 03820
TAX MAP E, LOT 70A
S.C.R.D. BOOK 4374, PAGE 266

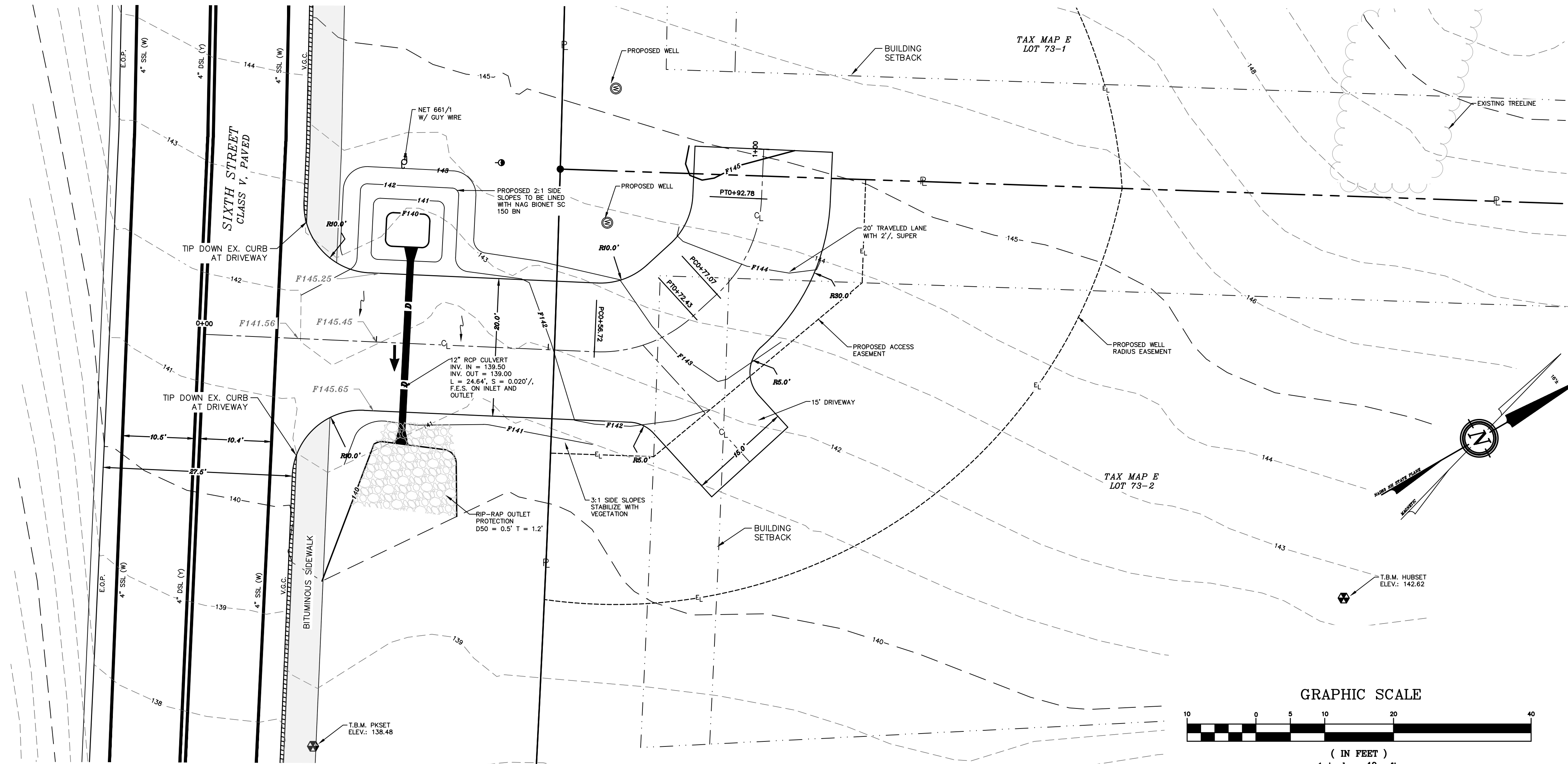
N/F LIBERTY MUTUAL INSURANCE CO.
ATTN: JOANNE BRAGG
175 BERKELEY ST, MS 031
BOSTON, MA 02116
TAX MAP E, LOT 24
S.C.R.D. BOOK 1364, PAGE 453

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.

KENNETH A. BERRY L.L.S. 805 DATE

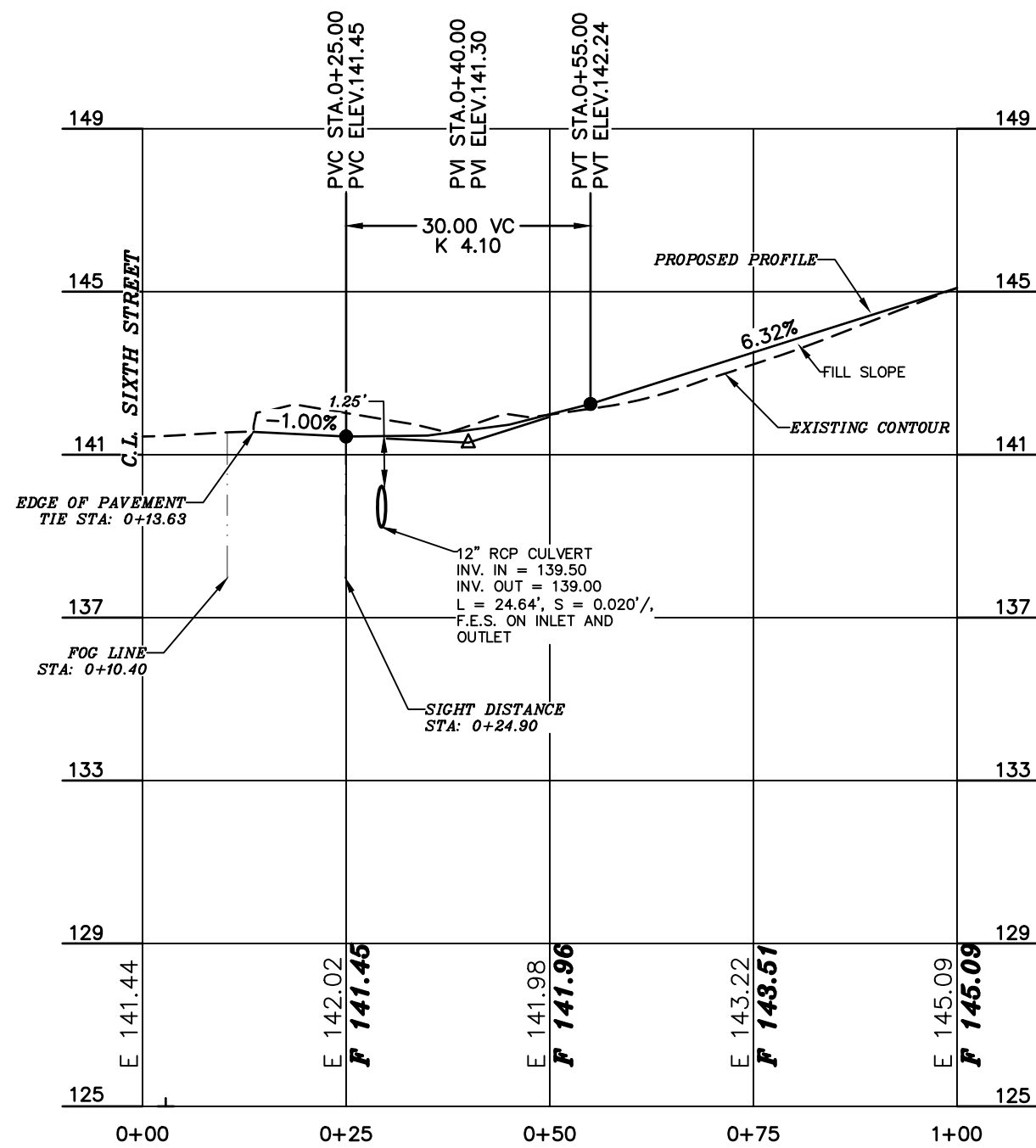
NOTES:

- 1.) OWNER: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580
- 1A.) APPLICANT: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580
- 2.) TAX MAP E, LOT 73
- 3.) LOT AREA: 99,546 Sq. Ft., 2.28 Ac.
- 4.) S.C.R.D. BOOK 4708, PAGE 649
- 5.) THIS IS A RESIDENTIAL SUBDIVISION.
- 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE PROPOSED SHARED DRIVEWAY.
- 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS.
- 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS DATED 2016. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
- 9.) CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS, BOUNDS, AND OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION
- 10.) AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LIMIT OF GRADING SHOULD NOT BE EXPANDED WITHOUT CONSULTING THE DESIGN ENGINEER. SEE ALSO E&SC PLAN.
- 11.) THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS, OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE & RESET" (R & R).
- 12.) ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- 13.) ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- 14.) WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- 15.) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 16.) RECLAIMED GRANITE CURB ALONG SIXTH STREET IS TO BE RETURNED TO THE DEPARTMENT OF PUBLIC WORKS.



PLAN VIEW SHARED DRIVEWAY

PROFILE VIEW SHARED DRIVEWAY

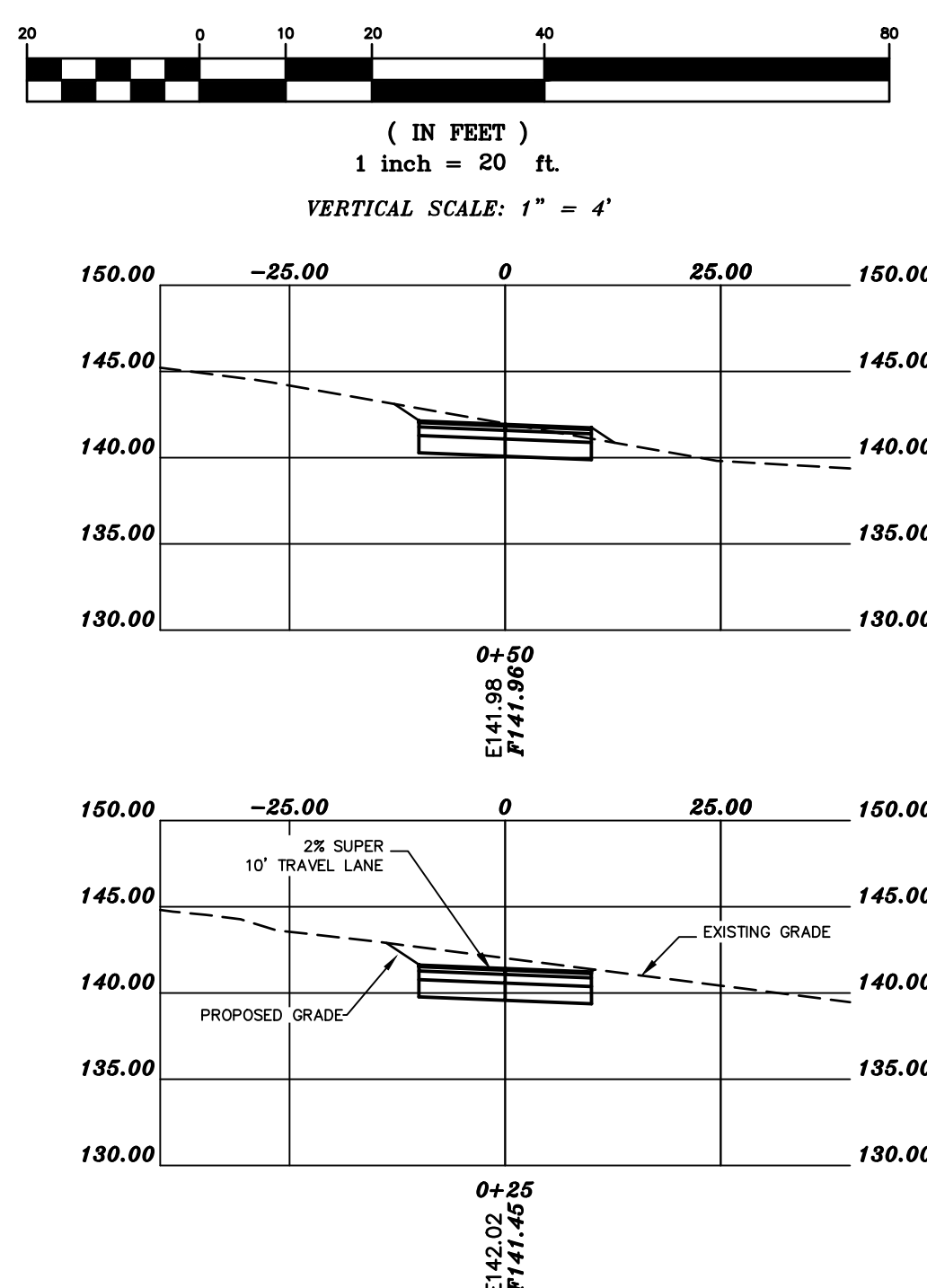


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

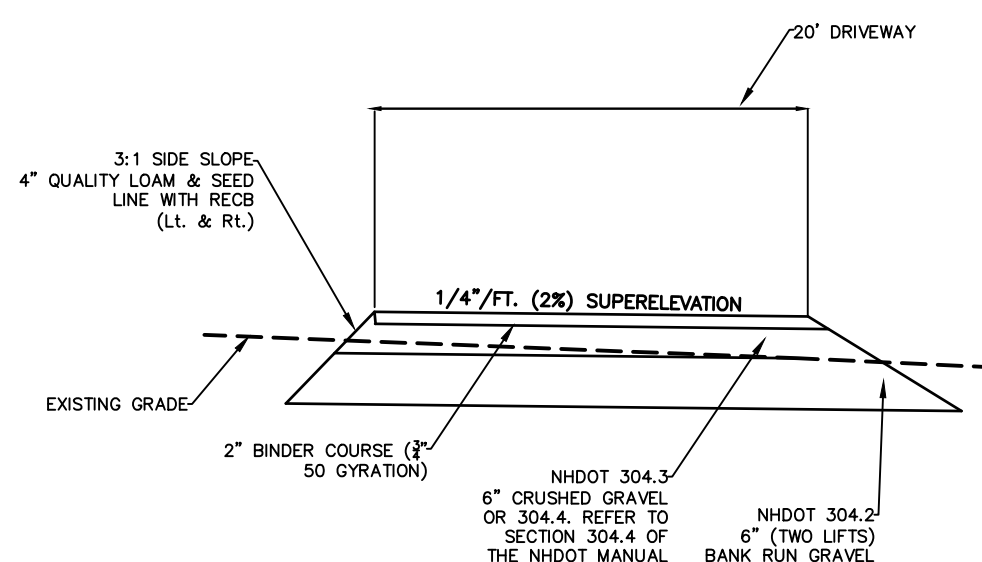
VERTICAL SCALE: 1" = 4'

CROSS SECTIONS SHARED DRIVEWAY
GRAPHIC SCALE

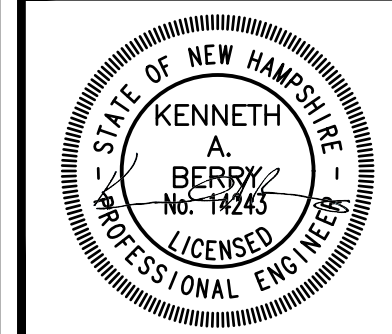


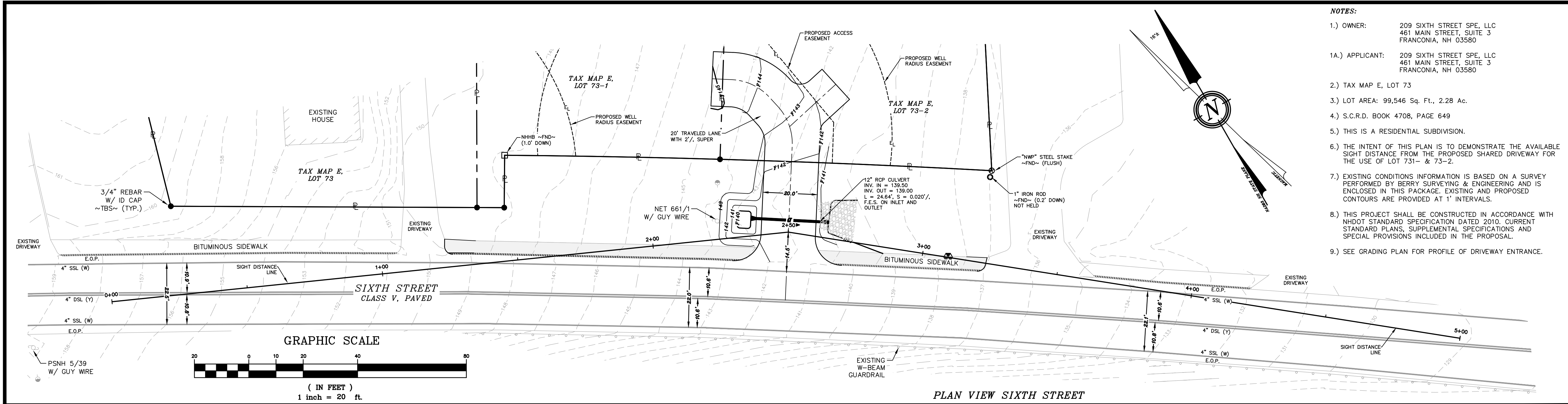
TYPICAL DRIVEWAY
CROSS SECTION

NOT TO SCALE

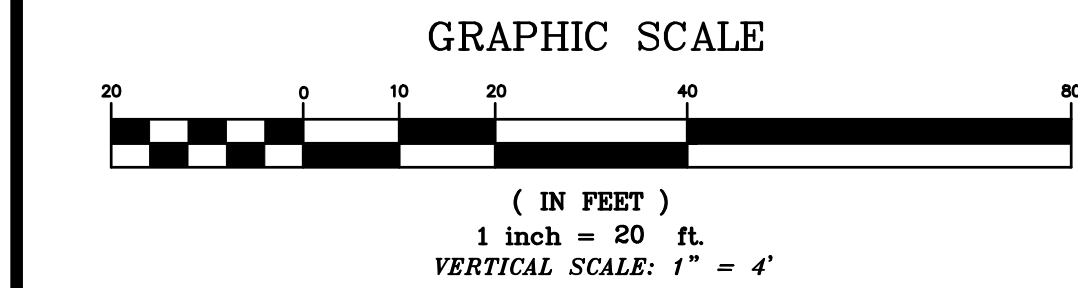


BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : AS SHOWN
DATE : DECEMBER 3, 2019
FILE NO. : DB 2019-131



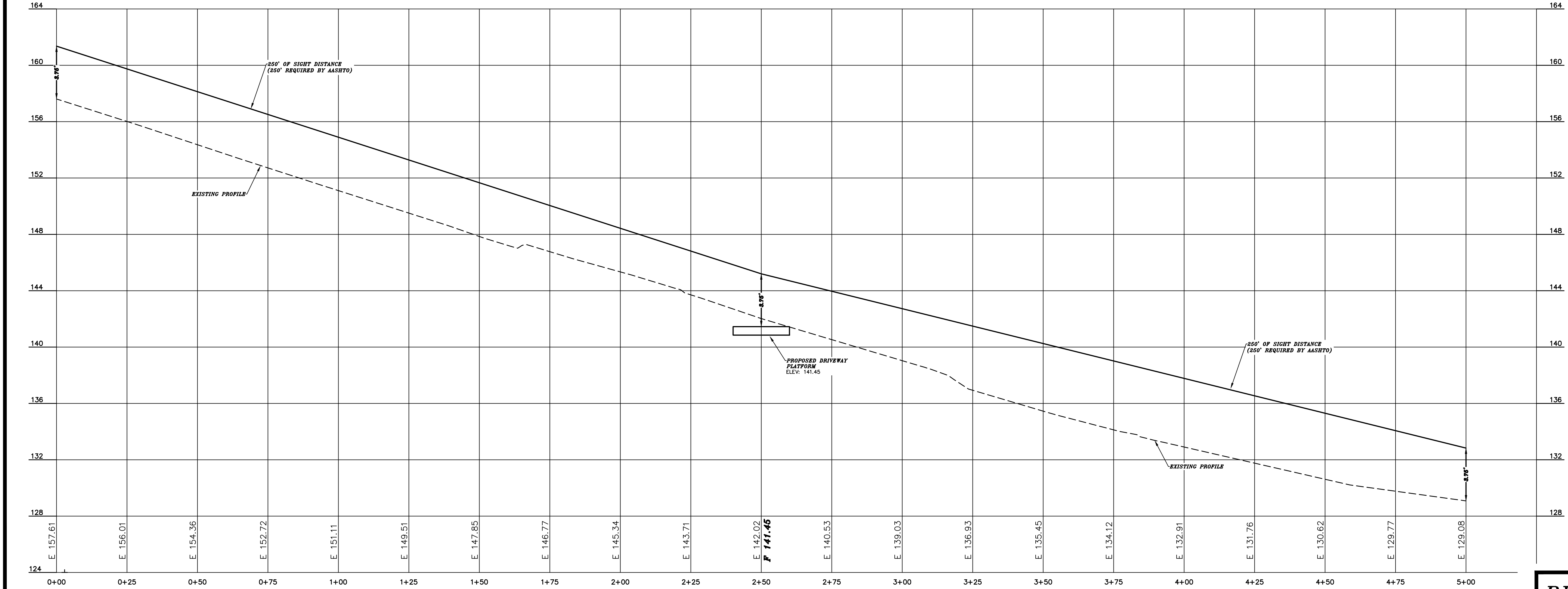


- NOTES:
- 1.) OWNER: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580
 - 1A.) APPLICANT: 209 SIXTH STREET SPE, LLC
461 MAIN STREET, SUITE 3
FRANCONIA, NH 03580
 - 2.) TAX MAP E, LOT 73
 - 3.) LOT AREA: 99,546 Sq. Ft., 2.28 Ac.
 - 4.) S.C.R.D. BOOK 4708, PAGE 649
 - 5.) THIS IS A RESIDENTIAL SUBDIVISION.
 - 6.) THE INTENT OF THIS PLAN IS TO DEMONSTRATE THE AVAILABLE SIGHT DISTANCE FROM THE PROPOSED SHARED DRIVEWAY FOR THE USE OF LOT 731- & 73-2.
 - 7.) EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE. EXISTING AND PROPOSED CONTOURS ARE PROVIDED AT 1' INTERVALS.
 - 8.) THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATION DATED 2010. CURRENT STANDARD PLANS, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS INCLUDED IN THE PROPOSAL.
 - 9.) SEE GRADING PLAN FOR PROFILE OF DRIVEWAY ENTRANCE.



SIGHT DISTANCE REQUIREMENT:
DESIGN SPEED: 30 MPH / 85TH ASSUMED 35 MPH
FROM AASHTO GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (2018) EXHIBIT 7-1
250' REQUIRED BY AASHTO
250' PROVIDED

PLAN VIEW SIXTH STREET
PROFILE VIEW SIGHT LINE



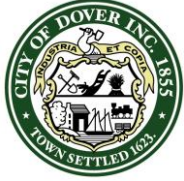
RWA-1

REVISION	DATE	DESCRIPTION

ROADWAY ACCESS PLAN
LAND OF
209 SIXTH STREET SPE, LLC
209 SIXTH STREET
DOVER, N.H.
TAX MAP E, LOT 73

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : DECEMBER 3, 2019
FILE NO. : DB 2019-131

KENNETH A. BERRY
No. 14243
LICENSED PROFESSIONAL ENGINEER



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-04

Application Type: Conditional Use Permit
Applicant(s): Richard Farina Revocable Trust
Owner(s): Richard Farina Revocable Trust
Location: 232 Gulf Road (Assessor's Map N, Lot 8-A-2)
Meeting Date: January 28, 2020

INTENT: Proposal is to build a 9,827 s.f. pond with a permanent wetland impact of 4,322 s.f. and a wetlands buffer impact of 4,535 s.f.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM: # 4-F

ACREAGE: 4.31 acres

ZONING DISTRICT: R-40

EXISTING LAND USE: Residential

PROPOSED LAND USE: Same as existing

SURROUNDING LAND USE: Residential

ZBA ACTION: None

ATTACHMENTS:

- Conditional Use Permit Application Materials including plans and Conservation Commission minutes from 01/13/2020

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by verified or first class mail to all abutters for this meeting

PERMITS REQUIRED:

- Conditional Use Permit
- NHDES Wetlands Permit

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant is requesting a Conditional Use Permit to build a 9,827 s.f. pond with a permanent wetland impact of 4,322 s.f. and a wetlands buffer impact of 4,535 s.f.

The Conservation Commission endorsed this application at their January 13, 2020 meeting.

Consistency with Land Use Regulations

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

STAFF RECOMMENDATION:

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

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

1. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands Permit.

232 Gulf Road

**Property Information**

Property ID N0008-A00002
Location 232 GULF RD
Owner FARINA RICHARD M TRUSTEE
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 10/18/2019
Data updated Daily



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, City Hall, 288 Central Ave, Dover NH 03820
Meeting Date: **Tuesday, January 28, 2020**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 14, 2020 Workshop Meeting Minutes
- January 14, 2020 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Request to use Transfer of Development Rights for Michael Khavari, (Owner: Karen A. Towle and Trustee of the James B. Towle and Karen A. Towle Revocable Trust), Assessor's Map I, Lot 4-A, zoned R-12, and located at Leathers Lane. (Proposal is to request to buy 12 additional units to total 45 single-family units.) *(P19-74)

4. NEW BUSINESS

- A. Public Hearing on renumbering of street addresses for 6-12 New York Street to 12 New York Street Apt. 1, 2, 3, & 4 and #2 Park Street, per Chapter 125-Section 6 and NH RSA 231:133-a. *(P20-06)
- B. Consideration and acceptance of a Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 28, owned by Stephen & Phebe Colprit Revocable Living Trust, at 33 Meserve Road, zoned R-40, and Assessor's Map I, Lot 29, owned by David & Laurie Landry at 17 Spruce Lane, zoned R-40. (Proposal is to replace two existing utility pole structures in a utility easement, with temporary wetland impacts of 5,389 s.f. and temporary 50-foot wetland buffer impacts of 29,410 s.f.) *(P19-87)
- C. Consideration and acceptance for a Site Review for Sojourn Property Management, LLC, Assessor's Map 31, Lots 7 & 8, zoned CBD-Transit Oriented Development Sub-District, and located at 66 Third Street. (Proposal is for a change of use on the second floor converting 7 commercial units to 9 one-bedroom units 1 two-bedroom unit). *(P19-61)
- D. Consideration and acceptance for a Minor Subdivision for Kevin McLean & Angela Lazzro, Assessor's Map 12, Lot 35, zoned Heritage Residential, and located at 17-19 Summer Street. (Two new lots). *(P20-02)
- E. Consideration and acceptance for a Minor Subdivision for 209 Sixth Street SPE LLC, Assessor's Map E, Lot 73, zoned R-12, and located at 209 Sixth Street. (Two new lots). *(P20-03)
- F. Consideration and acceptance of a Conditional Use Permit for Richard Farina Revocable Trust, Assessor's Map N, Lot N-8-2, zoned R-40, and located at 232 Gulf Road. (Proposal is to construct a 9,827 sq. ft. pond with a permanent wetland impact of 4,322 sq.ft. and a wetlands buffer impact of 4,535 sq.ft.). *(P20-04)
- G. Consideration and acceptance of a Minor Subdivision for Varney Brook Lands, LLC., Assessor's Map K, Lot 19-4, zoned ETP-Executive Technology Park and RCM Overlay, and located at Pointe Place. (Three new lots). *(P20-05)

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>.



January 6, 2019

City of Dover
Attn: Planning Board
288 Central Ave
Dover, NH 03820

**Re: Conditional Use Permit Application
Richard Farina
232 Gulf Road - Tax Map N-1 - Lot N-8-A-2
Dover, New Hampshire**

Dear Members of the Planning Board,

Stoney Ridge Environmental LLC (SRE) is submitting this Conditional Use Permit Application on behalf of Richard Farina, owner of the property referenced above. The applicant is proposing to construct a pond on his property.

The proposed site is located on a 4.31 acre lot in Dover (Tax Map N-1, Lot N-8-A-2). The applicant is proposing to install a 9,827 square foot (sq.ft.) dug in pond for multiple uses including wildlife habitat, aesthetics and recreation. The total proposed wetland impact for this project is 4,322 sq.ft.. The total proposed wetland buffer impact is 4,535 sq. ft.. This site is currently an agricultural field that is regularly mowed. A wetland delineation of the proposed project area was completed by Stoney Ridge Environmental LLC (SRE) in June of 2019. The wetland on site is a wet meadow that can be classified as palustrine with emergent, persistent vegetation that is seasonally flooded/saturated (PEM1E). This wetland represents approximately half of the field, with the remainder of the field being upland.

The location for the proposed pond is appropriately sited in uplands to the greatest extent possible; however this project does require 4,322 sq.ft. of wetland impact in order to drive the hydrology necessary to support a permanent pond. The soils in this area have been identified as poorly drained silts/clays. The total size of the proposed pond is 9,827 sq.ft, with 4,322 sq.ft. of jurisdictional impact to the wet meadow and an additional 5,500 sq.ft. of upland conversion to wetland. There will be 4,535 sq. ft. of impact to the 50 foot wetland buffer. This wetland buffer disturbance is the conversion of upland area to wetland, and therefore this project represents a net increase in wetland area.

The proposed pond will have three different planting zones. There will be a 2,245 sq. ft. floating leaved plant zone in the moderately deep edges of the pond. The next zone around the shallow edges will be emergent vegetation, and will be approximately 4,068 sq. ft.. Lastly, there will be a transitional wetland zone planted with shrubs that will be 1,855 sq. ft.. The open water area of

the pond will be 1,659 sq. ft.. These different planting zones combined with the open water will provide an increase in wetland habitat with multiple vegetative strata enhancing diversity, functions and values while creating wildlife habitat.

The project does not represent fill, and will actually enhance the functions and values of the overall wetland system. The functions and values of the wetland system on the northern part of the property were assessed by SRE using the Army Corps of Engineers' Highway Methodology Workbook Supplement (Appendix A, USACE, September 1999). SRE performed the Functions and Values Assessment on the system as the wetland currently is and what it would be if a pond were present. It was determined that the current functions/values of the wetland system are limited to one suitable function and no principal functions. The single suitable function of the existing wetland system is wildlife habitat. The lack of open water, single wetland class, and frequent mowing of the field contributed to the low score. By adding permanent open water and various plant strata, SRE has determined that the wetland system would have two principal functions and one suitable value. The principal functions will include floodflow alteration and wildlife habitat. There are no other open water systems on the lot which means that the applicant will be creating opportunities for species and community diversity and a potential area for floodwater storage. In addition, the construction will provide aesthetic value, which would enhance the overall system.

This project involves work both within jurisdictional wetland as well as the associated 50 foot buffer. Both the work within the wetland and within the buffer meet the requirements for Conditional Use Approval under the City of Dover Zoning Ordinance. The work in the wetland as well as the work in the buffer are addressed separately below.

This project does not propose any impacts that are prohibited by the City of Dover Zoning Ordinance Section 170-27.1, Wetland Protection Districts. The following is a list summarizing how this project meets the requirements of the purpose and intent of the Wetland Protection District:

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

This project proposes to construct a pond in a wet meadow that is currently mowed on a regular basis. This pond will feature multiple wetland classes with different planting zones, increasing diversity and the functions and values to the overall system. Proper sediment and erosion control BMPs will be in place during construction to prevent sedimentation of adjacent resources.

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

The wetland proposed to be impacted is a wet meadow with fine silty soils. This wetland currently offers little flood protection and groundwater recharge. This wetland is not fed by and does not flow into any streams adjacent to the project area. The proposed pond will increase flood storage and will hold water for longer than the existing wetland, increasing the filtration of water through the system.

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

This area is not a unique or unusual natural area, it is a common wetland type in the State of New Hampshire. A screening for rare or endangered species was complete using the NH Natural Heritage Bureau (NHB) Data Check Tool. It was determined that there was a record of a rare orchid species (Northern Tubercled Bog Orchid) adjacent to the project area. Correspondence with Amy Lamb of NHB along with intensive field surveys of the project site determined that this project does not affect the orchid location.

(4) Protect wildlife habitats, maintain ecological balances and enhance ecological values.

The existing wetland system offers only one habitat type in the form of an open field. The proposed pond features multiple habitat types with different planting zones. The proposed pond will have an open water area, an area containing floating leaved vegetation, an emergent shelf, and a transitional scrub-shrub zone. These zones will provide greatly increased habitat diversity through increased stratification.

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

This project is not located within or adjacent to any water supplies or any known aquifers or aquifer recharge areas.

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

This project will not cause any expense to the City of Dover. The proposed pond is located entirely on private property and will not require any services or utilities from the City.

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

The proposed impact is low intensity and can be harmoniously, appropriately and safely located within wetland proposed to be impacted. The proposed pond will actually enhance the overall wetland system .

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

The proposed pond will increase the aesthetic value of the wetland. The existing wetland is located in an agricultural field that is regularly mowed, and provides little to no aesthetic value. The proposed pond will feature multiple wetland types with different planting areas. This pond will be an aesthetically pleasing feature that will be visible to those driving/walking on Gulf Road.

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

The proposed project does not propose to construct any structures, but rather a pond. This pond will not pose any risk of damage to any structures or abutting properties.

Subparagraph F in section 170-27.1 states that the following must be addressed in order to receive a Conditional Use Permit for work within a Wetland Protection District:

(a) Demonstration of Need

The property owner is proposing to construct the pond for wildlife habitat, aesthetics, and recreation. The current wetland system offers little wildlife habitat, and little to no aesthetic or recreational value. The proposed pond will greatly increase wildlife habitat, aesthetic value and recreational value.

(b) Avoidance

Impacts for the proposed pond have been avoided to the maximum extent practicable. The pond is located in upland to the greatest possible extent, however wetland impact is necessary in order to drive the permanent hydrology of the pond.

(c) Minimization

Impacts for the proposed pond have been minimized to the maximum extent practicable. As stated above, the pond is located in upland to the maximum extent while still maintaining permanent open water. The end result of the project will actually be a greatly improved wetland system with increased diversity offering a range of habitat types.

(d) Mitigation

Mitigation is not required for this project under NH state rules.

(e) NHDES Approval

A New Hampshire Department of Environmental Services wetland application has been filed and response is pending (NHDES File# 2019-03801).

This project meets the requirements for a Conditional Use Permit for work within wetland buffers under the following criteria.

City of Dover Zoning Ordinance: Section 170-27.1 (G)(1)(d)(iv): The removal of stumps and roots (grubbing), the recontouring or grading of the land, or the placement of impervious surfaces or creation of storm water detention ponds.

The work within the 50 foot wetland buffer is actually the conversion of what is currently upland to wetland in the form of a pond with multiple planting zones. The result will be a net increase in wetland, and the extension of the buffer to 50 feet from the edge of the newly created wetland. The total impact within the buffer is 4,535 sq. ft.. The zoning ordinance discusses the need for restoration of the disturbed area within the buffer. The work within the buffer is the actual construction of the pond, and therefore it is unlikely that restoration will be necessary. If restoration is necessary in areas outside of the proposed pond, any ruts will be filled and graded to the original contour and seeded with a native seed mix. This project does not involve the construction of any structures within the wetland buffer, and therefore there is no associated building permit.

If there are any additional questions regarding this project or application, please feel free to contact us at (603) 776-5825.

Sincerely,
Stoney Ridge Environmental, LLC



Cynthia M. Balcius, CWS, CSS, CPESC
Senior Project Manager



Kyle Macdonald CESSWI
Assistant Project Manager



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: Richard Farina Telephone # N/A

Address of Applicant: 232 Gulf Road, Dover, NH

E-Mail Address: N/A

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

Address of Property Owner: Same as above

PROPERTY INFORMATION

Assessor's Map # N-1 Lot(s) # N-8-A-2

Address of Property: 232 Gulf Road

Zoning District(s) R-40 Rural Residential Overlay District(s) N/A

Existing Use of Property: Single Family 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:

The applicant is proposing to construct a pond within a wet meadow. This pond will be 9,827 sq.
in size, and will result in 4,322 sq. ft. of impact to a wet meadow and 4,535 sq. ft. of impact to
the 50 foot wetland buffer. This project will convert 5,500 sq. ft. of upland into wetland.

List Any Associated State or Federal Permits That Have Been or Will Be Applied For and Indicate Their Status: A NHDES Wetland Permit Application (NHDES File# 2019-03801) has been applied for and is pending

Name of Professional That Prepared Plans: Kenneth A. Berry, PE

Address 335 2nd Crown Point Road, Barrington, NH Telephone #: 603-332-2863

Professional License #: PE #14243 E-mail address: crberry@metrocast.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: [Signature] Date: 1/21/20

Signature of Applicant (if different from owner): [Signature] Date: 1/21/20

Signature of Agent: CIB Date: 1/16/20

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: [Signature] Date: 1/21/20

**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
N-1	N-8-A-2	Richard Farina	232 Gulf Road, Dover NH

Applicant (if different from owner):

APPLICANT NAME	APPLICANT COMPANY	MAILING ADDRESS
Same as above		

Surveyor and/or Engineer/Professional Agent:

NAME	COMPANY	MAILING ADDRESS
Kenneth Berry	Berry Surveying & Engineering	335 2nd Crown Point Road, Barrington
Cynthia Balcius	Stoney Ridge Environmental	233 Prospect Mountain Road, Alton

Conservation Easement Holder:

TAX MAP	LOT #	NAME OF EASEMENT HOLDER	MAILING ADDRESS



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

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



RSA/Rule: [RSA 482-A/ Env-Wt 100-900](#)

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

☒ Standard Review (Minimum, Minor or Major Impact)

☐ Expedited Review (Minimum Impact only)

2. MITIGATION REQUIREMENT:

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

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

☒ N/A - Mitigation is not required

3. PROJECT LOCATION:

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

ADDRESS: **232 Gulf Road**

TOWN/CITY: **Dover**

TAX MAP: **N-1**

BLOCK:

LOT: **N-8-A-2**

UNIT:

USGS TOPO MAP WATERBODY NAME:

☒ NA

STREAM WATERSHED SIZE:

☒ NA

LOCATION COORDINATES (if known):

☐ Latitude/Longitude ☐ UTM ☐ State Plane

4. PROJECT DESCRIPTION:

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

The applicant is proposing to construct a pond within a wet meadow for wildlife habitat, aesthetics and recreation. This will result in 4,322 sq. ft. of wetland impact to a wet meadow (PEM1E), and will convert 5,500 sq. ft. of upland into wetland. The result is a net increase to 9,827 sq. ft. of jurisdictional wetland.

5. SHORELINE FRONTAGE:

☒ N/A This does not have shoreline frontage.

SHORELINE FRONTAGE:

Shoreline Frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line ([Env-Wt 101.89](#)).

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

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

To determine if other Land Resources Management Permits are required, refer to the [Land Resources Management Webpage](#).

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

7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:

See the [Instructions & Required Attachments](#) document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB **19** - **0526**

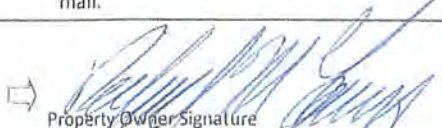
b. ☐ This project is within a [Designated River](#) corridor. The project is within ¼ mile of: _____; and date a copy of the application was sent to the [Local River Management Advisory Committee](#): Month: ___ Day: ___ Year: ____

☒ N/A - This project is not within a Designated River corridor.

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

8. APPLICANT INFORMATION (Desired permit holder)			
LAST NAME, FIRST NAME, M.I.: Farina, Richard			
TRUST / COMPANY NAME: Farina Richard M Revocable Trust		MAILING ADDRESS: 232 Gulf Road	
TOWN/CITY: Dover		STATE: NH	ZIP CODE: 03820
EMAIL or FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
9. PROPERTY OWNER INFORMATION (If different than applicant)			
LAST NAME, FIRST NAME, M.I.:			
TRUST / COMPANY NAME:		MAILING ADDRESS:	
TOWN/CITY:		STATE:	ZIP CODE:
EMAIL or FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
10. AUTHORIZED AGENT INFORMATION			
LAST NAME, FIRST NAME, M.I.: Balcius, Cynthia M		COMPANY NAME: Stoney Ridge Environmental	
MAILING ADDRESS: 233 Prospect Mountain Road			
TOWN/CITY: Alton		STATE: NH	ZIP CODE: 03809
EMAIL or FAX: cbalcius@stoneyridgeenv.com		PHONE: 603-776-5825	
ELECTRONIC COMMUNICATION: By initialing here <u>CMB</u> , I hereby authorize NHDES to communicate all matters relative to this application electronically.			
11. PROPERTY OWNER SIGNATURE:			
See the <u>Instructions & Required Attachments</u> document for clarification of the below statements			
By signing the application, I am certifying that:			
1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application. 2. I have reviewed and submitted information & attachments outlined in the <u>Instructions and Required Attachment</u> document. 3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900. 4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type 5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative. 6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47. 7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for National Historic Preservation Act (NHPA) 106 compliance. 8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project. 9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate. 10. I understand that the willful submission of falsified or misrepresented information to the NHDES is a criminal act, which may result in legal action. 11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining. 12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.			
 Property Owner Signature		RICHARD M FARINA Print name legibly	1/24/19 Date

lrn@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

MUNICIPAL SIGNATURES

12. CONSERVATION COMMISSION SIGNATURE

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

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

	Print name legibly	Date
---	--------------------	------

DIRECTIONS FOR CONSERVATION COMMISSION

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

13. TOWN / CITY CLERK SIGNATURE

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

	Print name legibly	Town/City	Date
---	--------------------	-----------	------

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

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

DIRECTIONS FOR APPLICANT:

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

lm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

14. IMPACT AREA:

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

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

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

Intermittent Streams: linear footage distance of disturbance is measured along the thread of the channel.

Perennial Streams/ Rivers: the total linear footage distance is calculated by summing the lengths of disturbance to the channel and each bank.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	TEMPORARY Sq. Ft. / Lin. Ft.
Forested wetland	☐ ATF	☐ ATF
Scrub-shrub wetland	☐ ATF	☐ ATF
Emergent wetland	☐ ATF	☐ ATF
Wet meadow	4,322 ☐ ATF	☐ ATF
Intermittent stream channel	/ ☐ ATF	/ ☐ ATF
Perennial Stream / River channel	/ ☐ ATF	/ ☐ ATF
Lake / Pond	/ ☐ ATF	/ ☐ ATF
Bank - Intermittent stream	/ ☐ ATF	/ ☐ ATF
Bank - Perennial stream / River	/ ☐ ATF	/ ☐ ATF
Bank - Lake / Pond	/ ☐ ATF	/ ☐ ATF
Tidal water	/ ☐ ATF	/ ☐ ATF
Salt marsh	☐ ATF	☐ ATF
Sand dune	☐ ATF	☐ ATF
Prime wetland	☐ ATF	☐ ATF
Prime wetland buffer	☐ ATF	☐ ATF
Undeveloped Tidal Buffer Zone (TBZ)	☐ ATF	☐ ATF
Previously-developed upland in TBZ	☐ ATF	☐ ATF
Docking - Lake / Pond	☐ ATF	☐ ATF
Docking - River	☐ ATF	☐ ATF
Docking - Tidal Water	☐ ATF	☐ ATF
Vernal Pool	☐ ATF	☐ ATF
TOTAL	4,322 /	/

15. APPLICATION FEE: See the [Instructions & Required Attachments](#) document for further instruction

☒ Minimum Impact Fee or Fee for Non-enforcement related, publicly-funded and supervised restoration projects, regardless of impact classification (see RSA 482-A:3, 1(c)): Flat fee of \$ 400

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

Permanent and Temporary (non-docking) _____ sq. ft. X \$0.40 = \$ _____

Temporary (seasonal) docking structure: _____ sq. ft. X \$2.00 = \$ _____

Permanent docking structure: _____ sq. ft. X \$4.00 = \$ _____

Projects proposing shoreline structures (including docks) add \$400 = \$ _____

Total = \$ _____

The Application Fee is the above calculated Total or \$400, whichever is greater = \$ 400

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

PHOTO LOG
Farina Property
232 Gulf Road
Tax Map N-1—Lot N-8-A-2
Dover, New Hampshire
Photos Taken: June, 2019 & via Google Earth

SRE # 19-016

PHOTO 1: This is an aerial photo showing the location of the proposed pond.



PHOTO 2: This is a ground photo showing the location of the proposed pond.

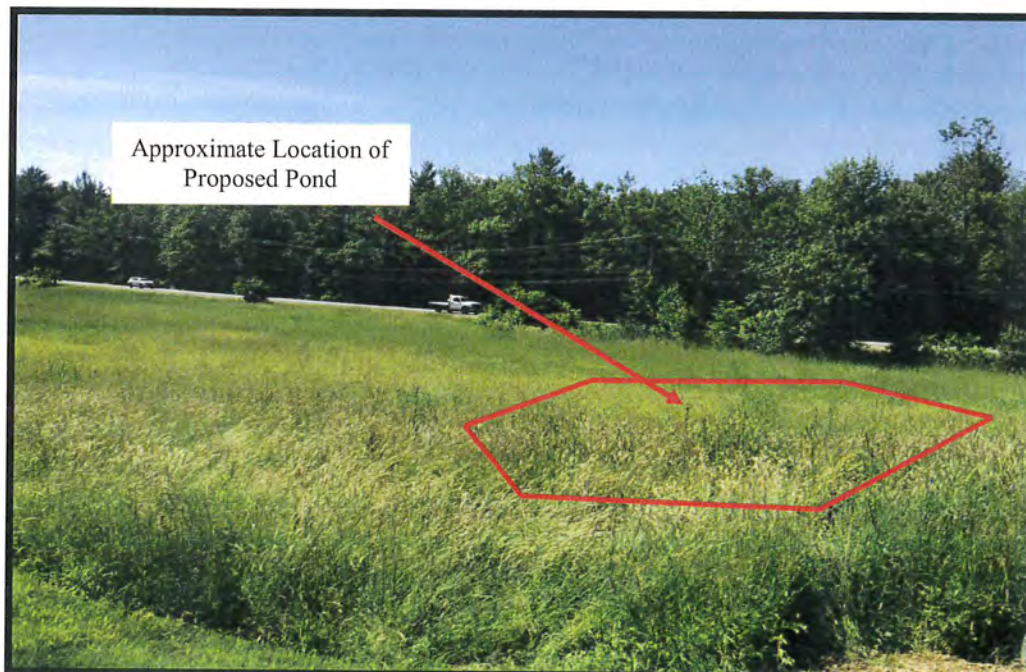


PHOTO LOG
Farina Property
232 Gulf Road
Tax Map N-1—Lot N-8-A-2
Dover, New Hampshire
Photos Taken: June, 2019

SRE # 19-016

PHOTO 3: This is a view from within the proposed pond area looking west towards the existing driveway.



PHOTO 4: This is a view from within the proposed pond area looking east, away from the project area.



PHOTO LOG

Farina Property

232 Gulf Road

Tax Map N-1—Lot N-8-A-2

Dover, New Hampshire

Photos Taken: September, 2019

SRE # 19-016

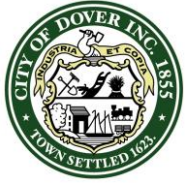
PHOTO 5: This is a view of one of the test pits that was used to design the pond to support permanent hydrology. Test pits were done on September 13, 2019.



P20-04

232 Gulf Road

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
N0008-A00001	220 GULF RD	KURTZ MICHELLE E &	KURTZ JAMES I	220 GULF RD	DOVER	NH	03820
N0008-A00003	246 GULF RD	GALANTE THOMAS J &	GALANTE KATHERINE L	246 GULF ROAD	DOVER	NH	03820
N0008-A00005	262 GULF RD	REED CHARLES J	REED DEBORAH DUBE	262 GULF RD	DOVER	NH	03820
N0009-A00000	GULF RD	KURTZ MICHELLE E &	KURTZ JAMES I	220 GULF RD	DOVER	NH	03820
N0011-000000	210 GULF RD	CARTER ROBERT L &	CARTER MARGARET A	210 GULF RD	DOVER	NH	03820-5109
N0016-000000	GULF RD	COCHECO COUNTRY CLUB		145 GULF RD	DOVER	NH	03820
N0008-A000PN	CHILDS DR	COCHECO WOODS HOMEOWNERS ASSOCIATION		29 CHILDS DR	DOVER	NH	03820
N0015-000000	145 GULF RD	COCHECO COUNTRY CLUB		145 GULF RD	DOVER	NH	03820
N0008-A00002	232 GULF RD	FARINA RICHARD M TRUSTEE	FARINA RICHARD M REVOCABLE TRUST	232 GULF RD	DOVER	NH	03820
		BERRY SURVEYING & ENGINEERING	KENNETH BERRY	335 2ND CROWN POINT ROAD	BARRINGTON	NH	03825
		STONEY RIDGE ENVIRONMENTAL	CYNTHIA BALCIUS	233 PROSPECT MOUTAIN ROAD	ALTON	NH	03809



CITY OF DOVER

DOVER CONSERVATION COMMISSION – MINUTES

Meeting Type: Regular Meeting
Meeting Location: **2nd Floor Conference Room** - 288 Central Avenue, Dover, NH
Meeting Date: Monday, January 13, 2020
Meeting Time: 5:30 pm

- B. NHDES Wetlands Permit and City of Dover Conditional Use Permit for the Richard Farina Revocable Trust (Agent: Cynthia Balcius, Stoney Ridge Environmental), Assessor's Map N, Lot 8-A-2, zoned R-40, located at 232 Gulf Road.

Kyle MacDonald and Cynthia Balcius, of Stoney Ridge Environmental were present to explain the proposal to construct a 9,827 square foot pond partially in a wetland and wetland buffer with a permanent wetland impact of 4,322 square feet and a wetlands buffer impact of 4,535 square feet. There is a net increase in wetland area. The pond is located partially in the wetlands to take advantage of the hydrology needed for a pond. Need, minimization and avoidance was reviewed.

Lyon confirmed that the new wetlands will create new wetland buffers but that no structures were close.

Hunt: Where will the soil that is excavated for the pond be disposed of?

Balcus: Not sure of the owner's or contractor's plans but it will be outside of any wetlands area.

Lyon: It is a unique plan but the important point is that there is no net loss of wetlands.

Fellows moved to endorse the DES Wetlands Permit and City of Dover Conditional Use Permit as presented, Lyon seconded. Vote: 6 in favor

- C. NHDES Standard Wetlands Permit for Avishai & Orly Shachar, Assessor's Map N, Lot 3-3, zoned R-40, located at 98 Three Rivers Farm Road.

Zach Taylor of Tidal Ecological Consultants was present to explain the proposal to construct a dock adjacent to the tidal Cochecho River. Proposed dock has a 3' x 140' permanent pier, a 3' x 50' seasonal pier, a 3' x 50' seasonal gangway, and a 10' x 20' seasonal float, with a permanent tidal wetlands impact of 420 square feet and a temporary tidal wetlands impact of 500 square feet. This a unique property that is the confluence of the Cochecho and Salmon Falls Rivers. We tried to locate the dock on the Salmon Falls side of the parcel but could not get approval of SELT, which holds a conservation easement. Dock is only 3 feet wide to reduce impact. Part of pier will be seasonal and will use aluminum pier to reduce number of pilings.

Fellow: How much water is the float in at low tide?

Taylor: The two feet that is required.

Hunt: How close to federal channel is the dock?

Taylor: It is 43 feet away and meets the setback requirements.

Fellows: How does removal of the seasonal pier work?

Taylor: Either by pulling is up onto the permanent pier of floating it to the shore for storage.

Bird: How will the dock be constructed?

Taylor: Most of it will be constructed off-site, installed by barge, using vibratory hammers for piles.

Fellows: I appreciate the attempts to reduce the impacts to resources.

Fellows moved to endorse the NHDES Standard Wetlands Permit as presented, Lyon seconded. Vote: 6 in favor

JURISDICTIONAL WETLANDS WERE DELINEATED BY CINDY BALCIUS OF STONEY RIDGE ENVIRONMENTAL LLC IN JUNE OF 2019 UTILIZING THE FOLLOWING STANDARDS:

- 1) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0, 2010. L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- 2) FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004. NEWPOC WETLANDS WORKGROUP, WILMINGTON, MA 01887.
- 3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.1.0 (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL), U.S. ARMY CORPS OF ENGINEERS, ENGINEER RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH AND ENGINEERING LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- 4) STATE OF NEW HAMPSHIRE 2014 WETLAND PLANT LIST, LICHVAR, R.W., M. BUTTERWICH, N.C. MELVIN, AND W.N. KIRCHNER. 2014. THE NATIONAL WETLAND PLANT LIST: 2014 UPDATE OF WETLAND RATINGS. PHYTONEURON 2014-41:1-42.
- 5) CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, JANUARY 1987. WETLANDS RESEARCH PROGRAM TECHNICAL REPORT Y-87-1.
- 6) REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, JANUARY 2012, VERSION 2. U.S. ARMY CORPS OF ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- 7) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. DECEMBER 1978. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. US DEPARTMENT OF THE INTERIOR. FISH AND WILDLIFE SERVICE. FWS/OBS-79/31.

STONEY RIDGE ENVIROMENTAL, LLC.
CYNTHIA BALCIUS, CWS #61

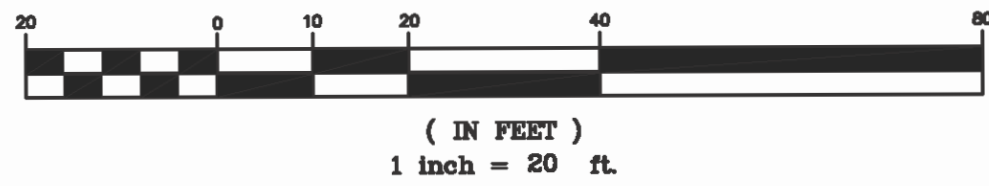
SOILS:

HdC - HOLLIS-CHARLTON VERY ROCKY FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES
ScB - SCANTIC SILT LOAM, 3 TO 8 PERCENT SLOPES
SEE WEBSOIL USDA-NRCS

PLAN REFERENCES:

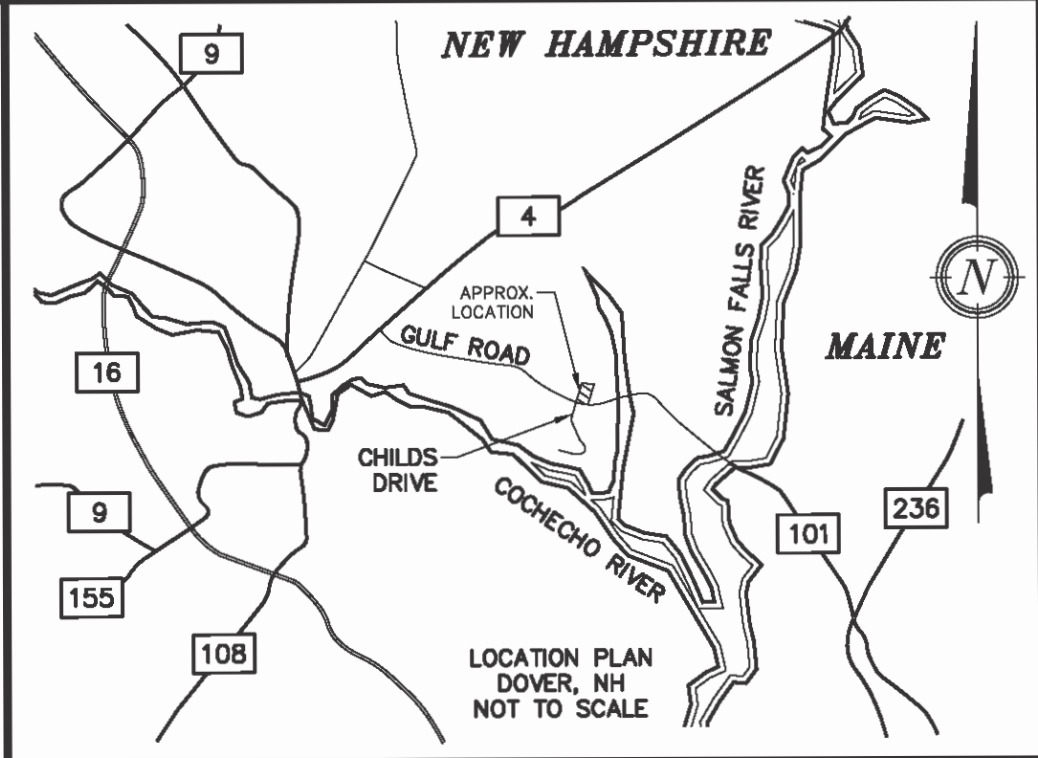
1.) "SUBDIVISION OF LAND FOR MONTGOMERY CHILDS, GULF ROAD, DOVER, NH"
BY: McNEANEY SURVEY ASSOCIATES
DATED: MAY 11, 1999
S.C.R.D. PLAN #37A-91

GRAPHIC SCALE



LEGEND:

- IRON BOUND
- UTILITY POLE / GUY WIRE
- TEMPORARY BENCHMARK (T.B.M.)
- OVERHEAD UTILITIES LINE
- CONTOUR LINE, MINOR
- CONTOUR LINE, MAJOR
- POORLY DRAINED JURISDICTIONAL WETLAND
- 50' POORLY DRAINED WETLAND BUFFER
- NRCS SOIL LINE
- STRAFFORD COUNTY REGISTRY OF DEEDS
- TYPICAL FOUND



THIS IS NOT A BOUNDARY SURVEY

NOTES:

- 1.) OWNER: FARINA, RICHARD M. REVOCABLE TRUST
232 GULF ROAD
DOVER, NH 03820
- 2.) TAX MAP N, LOT 8-A2
- 3.) LOT AREA: 4.31± Ac.
- 4.) S.C.R.D. BOOK 4464, PAGE 666
- 5.) ZONING: RURAL RESIDENTIAL (R-40) DISTRICT:
FRONTAGE ~ 150.0 FT.
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40 FT.
ABUT A STREET SETBACK ~ 40 FT.
REAR SETBACK ~ 30 FT.
SIDE SETBACK ~ 25 FT.
WETLAND BUFFER ~ 50 FT.
MAX. BUILDING HEIGHT: 35 FT.
MAX. LOT COVERAGE: 10%
- 6.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF: FEMA COMMUNITY # -330145, MAP# - 33017C0330E, DATED: SEPTEMBER 30, 2015.
- 7.) VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- 8.) TOPOGRAPHIC SURVEY WAS PERFORMED BY BERRY SURVEYING AND ENGINEERING IN AUGUST OF 2019.
- 9.) THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF TAX MAP N, LOT 8-A2 AS OF THE DATE OF THE FIELD WORK.

REVISED PER SRE COMMENT OF 11-25-19
REVISED PER SRE COMMENT OF 11-22-19

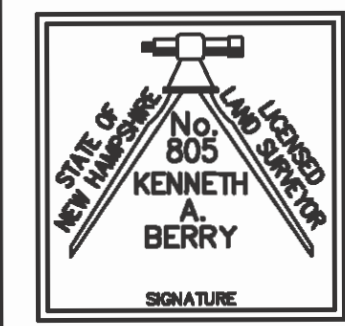
DESCRIPTION

DATE

REVISION

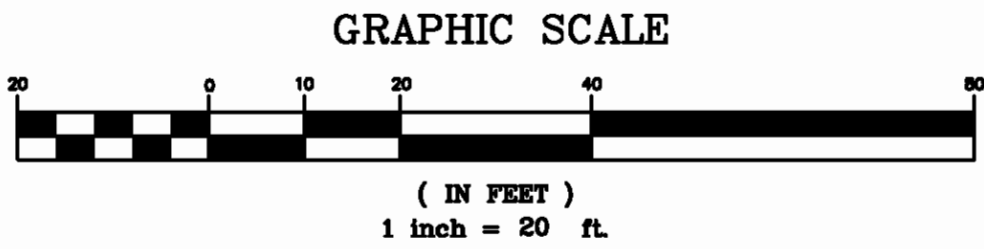
EXISTING CONDITIONS PLAN
LAND OF FARINA, RICHARD M. REVOCABLE TRUST
232 GULF ROAD
DOVER, NH
TAX MAP N, LOT 8-A2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : OCTOBER 30, 2019
FILE NO. : DB 2019 - 059



STANDARD CONSTRUCTION NOTES:

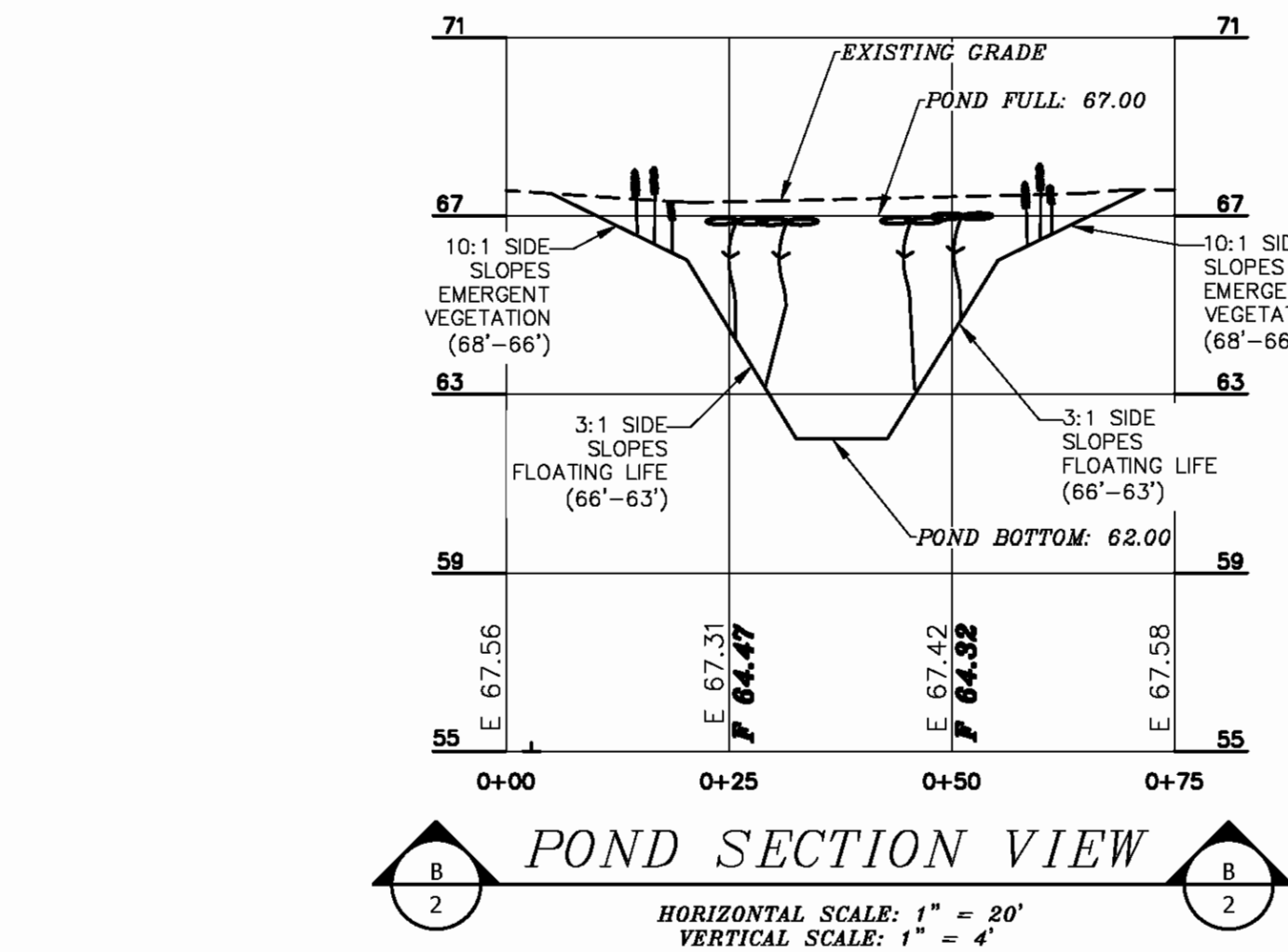
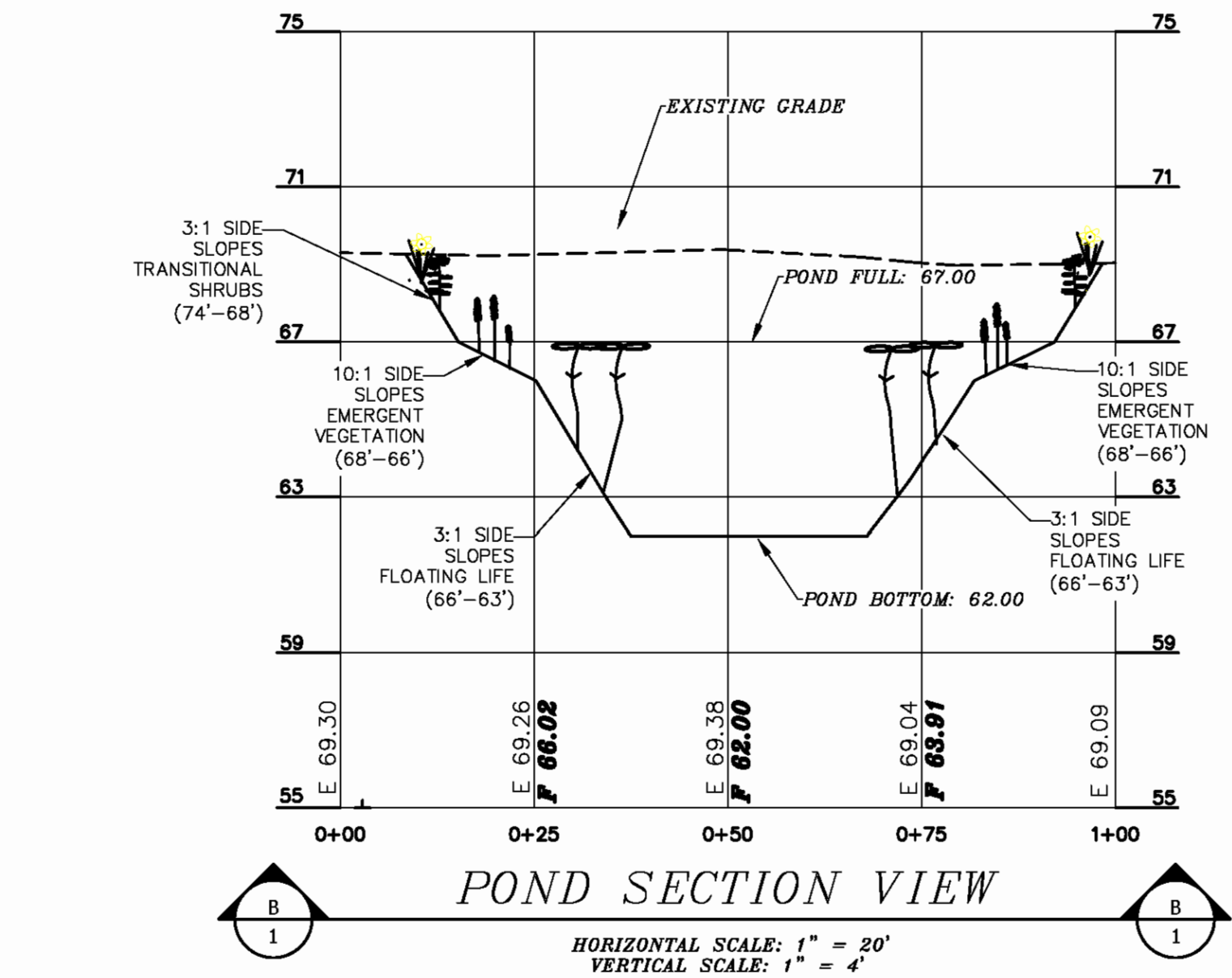
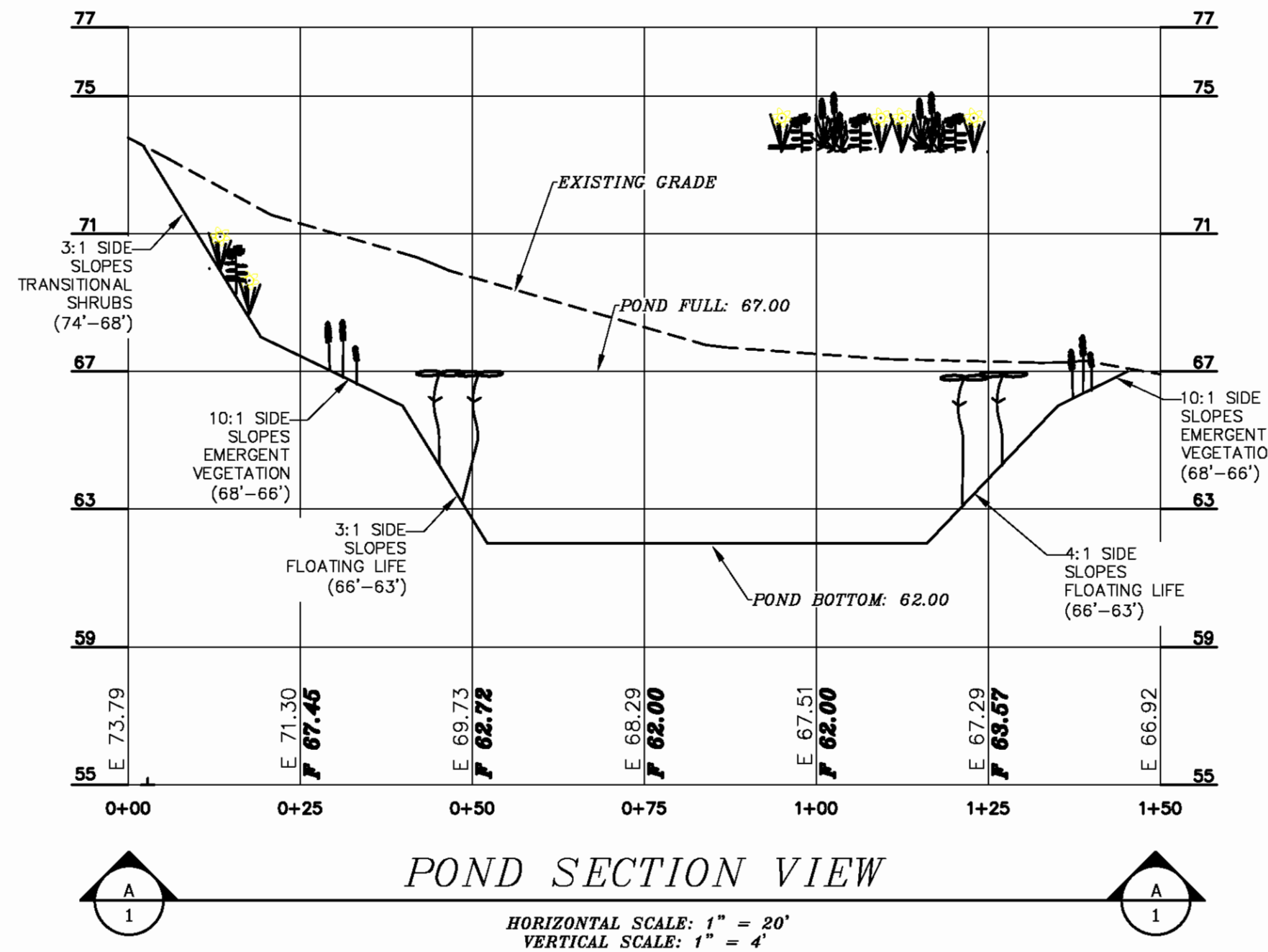
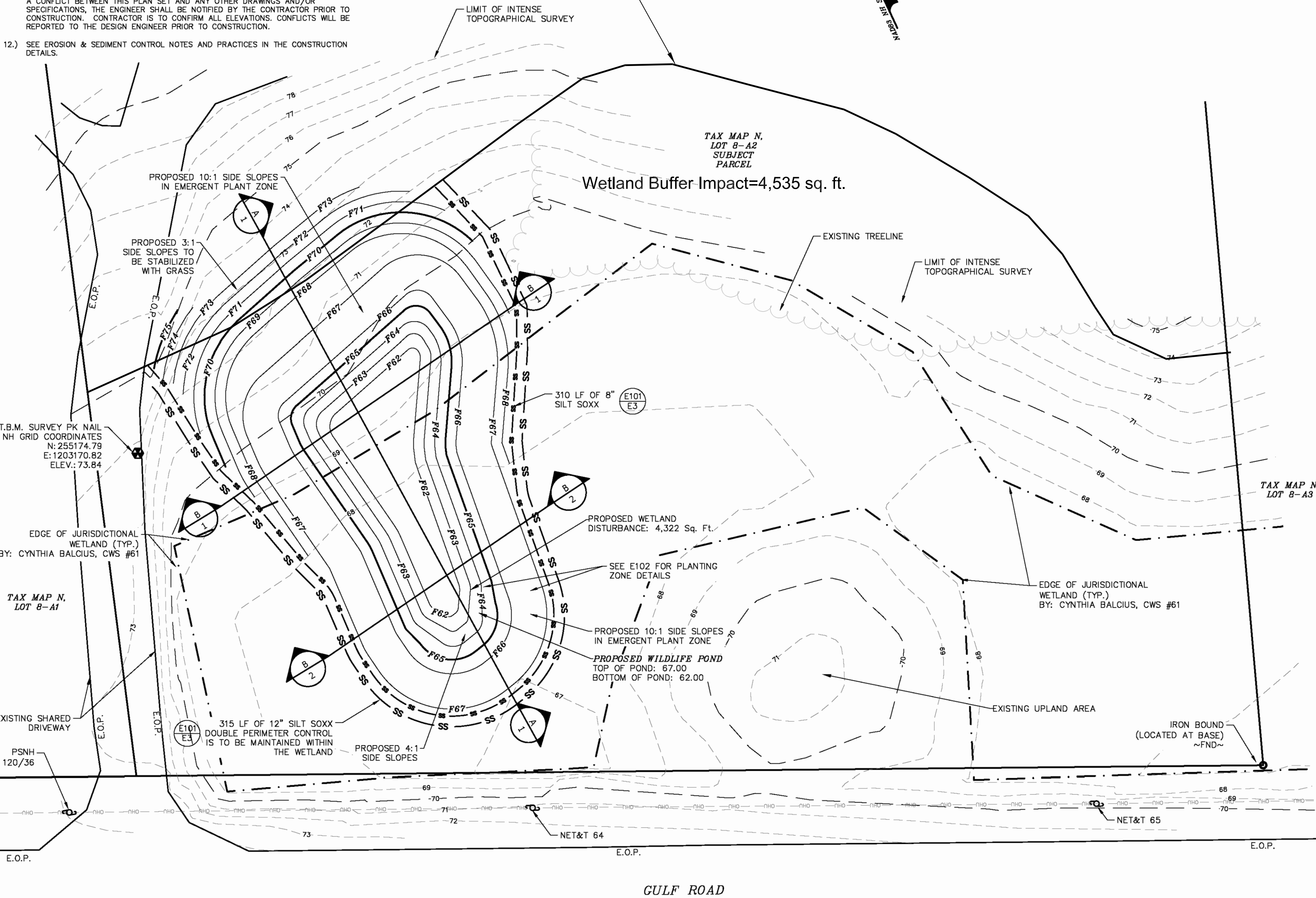
- EXISTING CONDITIONS INFORMATION IS BASED ON A SURVEY PERFORMED BY BERRY SURVEYING & ENGINEERING AND IS ENCLOSED IN THIS PACKAGE.
- CONTRACTOR SHALL TAKE SPECIAL CARE IN NOT DISTURBING EXISTING MONUMENTS, BOUNDS, AND/OR BENCHMARKS WITHOUT FIRST MAKING PROVISIONS FOR RELOCATION.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND TO PRESERVE ANY AND ALL UNDERGROUND UTILITIES CALL "DIG-SAFE" 1-888-DIGSAFE (344-7233) AT LEAST 72 HOURS BEFORE COMMENCING CONSTRUCTION.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. THE GRADING SHOWN IS THE LIMIT OF ALLOWED DISTURBANCE. LIMIT OF DISTURBANCE CAN NOT BE INCREASED WITHOUT EXPANSION OF THE NHDES WETLAND PERMIT. SEE ALSO E&SC PLAN.
- THE FOLLOWING FEDERAL AND STATE PERMITS HAVE BEEN ISSUED OR ARE PENDING FOR THE SUBJECT PROPERTY:
CONDITIONAL USE PERMIT: (PENDING)
NHDES WETLAND PERMIT: (PENDING)
- ALL DISTURBED AREAS NOT DESIGNATED TO BE PAVED SHALL HAVE LOAM PLACED AND SEEDED. THE LOAM SHALL HAVE A MINIMUM DEPTH OF 4 INCHES AND SHALL BE PLACED FLUSH WITH THE TOP OF THE ADJACENT CURB, EDGING, BERM OR PAVEMENT SURFACE.
- ALL ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE DESIGN ENGINEER IS TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY. TEMPORARY BENCHMARKS (T.B.M.) ARE TO BE PROVIDED BY THE DESIGN ENGINEER.
- A LETTER OF CREDIT FOR THE COST OF RE-VEGETATING ALL DISTURBED AREAS ON THE SITE SHALL BE SUBMITTED PRIOR TO ANY EARTH DISTURBING ACTIVITY OCCURS, AS MAY BE APPLICABLE.
- THIS SITE PLAN PROPOSES 53,000 ± SQ. FT. OF DISTURBANCE. PER ENV-WQ 1503.12 (B) AN ALTERATION OF TERRAIN PERMIT IS NOT REQUIRED.
- WRITTEN DIMENSION ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONFIRM ALL ELEVATIONS. CONFLICTS WILL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
- SEE EROSION & SEDIMENT CONTROL NOTES AND PRACTICES IN THE CONSTRUCTION DETAILS.



NOTES:

- OWNER: FARINA, RICHARD M. REVOCABLE TRUST
232 GULF ROAD
DOVER, NH 03820
- TAX MAP N, LOT 8-A2
- LOT AREA: 4.31± Ac.
- S.C.R.D. BOOK 4464, PAGE 666
- ZONING: RURAL RESIDENTIAL (R-40) DISTRICT:
FRONTAGE ~ 150.0 Ft.
MINIMUM LOT SIZE ~ 40,000 Sq. Ft.
FRONT SETBACK ~ 40 Ft.
ABUT A STREET SETBACK ~ 40 Ft.
REAR SETBACK ~ 30 Ft.
SIDE SETBACK ~ 25 Ft.
WETLAND BUFFER ~ 50 Ft.
MAX. BUILDING HEIGHT: 35 Ft.
MAX. LOT COVERAGE: 10%
- I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE & BELIEF, PART OF THIS PARCEL DOES NOT FALL WITHIN THE FLOOD PLAIN FLOOD HAZARD REF.: FEMA COMMUNITY# -330145, MAP# - 3301700330E, DATED: SEPTEMBER 30, 2015.
- VERTICAL DATUM BASED ON USGS NAVD88 ELEVATIONS. HORIZONTAL COORDINATES BASED ON NAD83. COORDINATES GATHERED USING TOPCON HIPER SR SURVEY GRADE GPS RECEIVERS.
- TOPOGRAPHIC SURVEY WAS PERFORMED BY BERRY SURVEYING AND ENGINEERING IN SUMMER OF 2019.
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND POND DESIGN ON TAX MAP N, LOT 8-A2 AS OF THE DATE OF THE FIELD WORK.

50 Foot Wetland Buffer



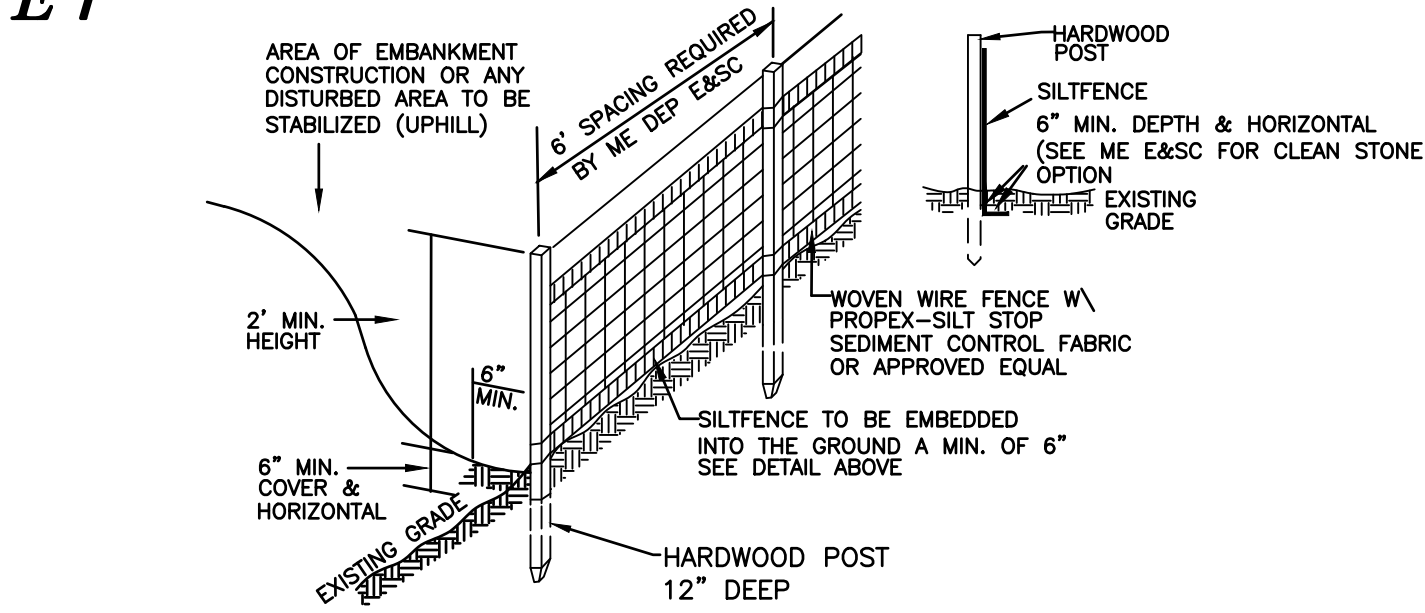
REVISION		DATE	DESCRIPTION
#2	#1	11-25-19	REVISED PER SRE COMMENT OF 11-25-19
		11-22-19	REVISED PER SRE COMMENT OF 11-22-19

WILDLIFE POND GRADING PLAN
LAND OF FARINA, RICHARD M. REVOCABLE TRUST
232 GULF ROAD
DOVER, N.H.
TAX MAP N, LOT 8-A2

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE : 1 IN. EQUALS 20 FT.
DATE : OCTOBER 30, 2019
FILE NO. : DB 2019 - 059



E1



SILT FENCE CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 12" THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 6' APART, AND DRIVEN A MINIMUM OF 12" INTO THE GROUND.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF; SEE MAINTENANCE NOTE BELOW, REMOVAL OF SEDIMENT REQUIRED AT A DEPTH OF 6-INCHES.
4. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
5. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER.
6. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED.
7. TO BE CONSTRUCTED IAW ME E&SC BMPs B1 SEDIMENT CONTROLS, SILT FENCE, PAGE 23.

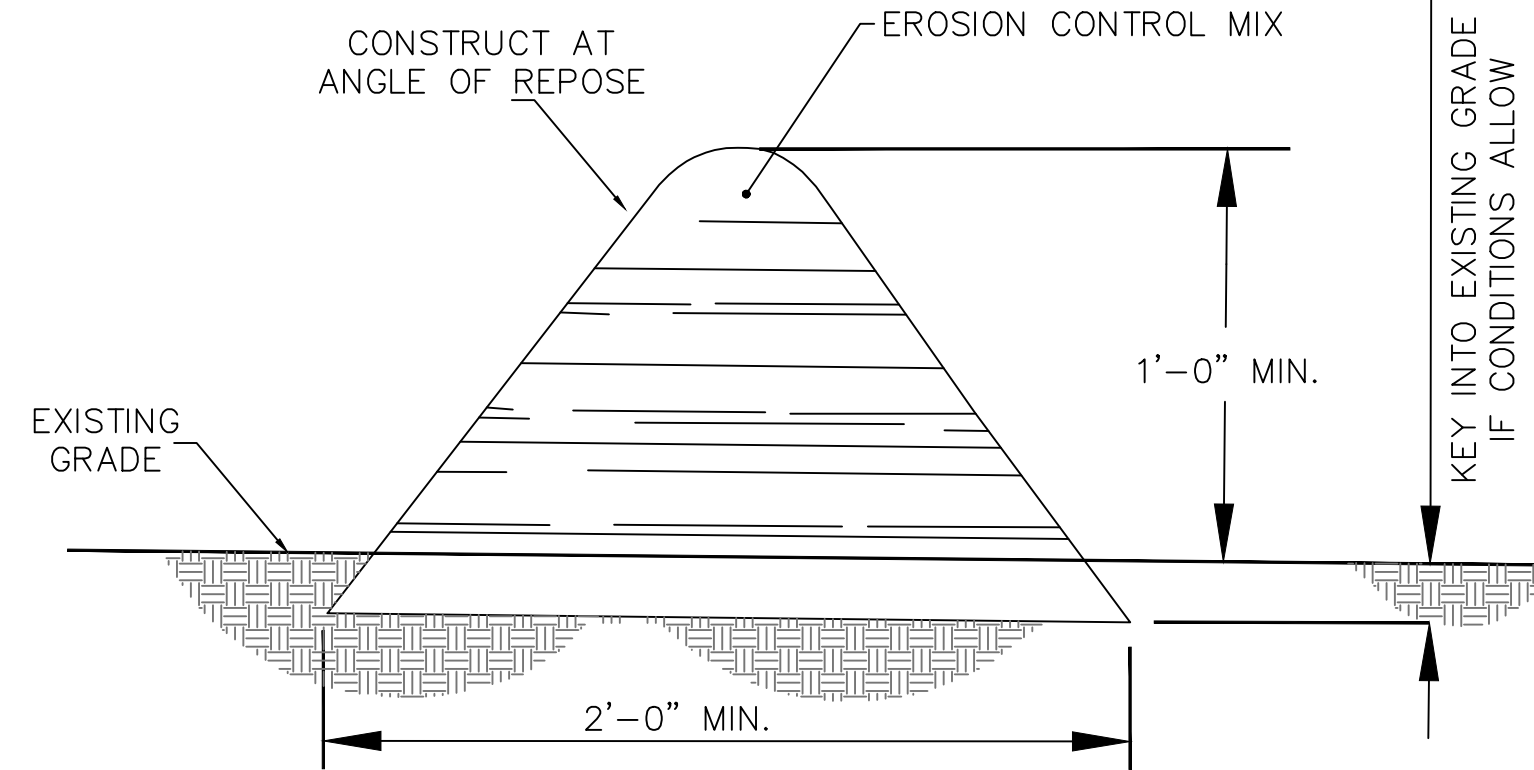
SILT FENCE MAINTENANCE

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

SILT FENCE DETAIL
NOT TO SCALE

E2

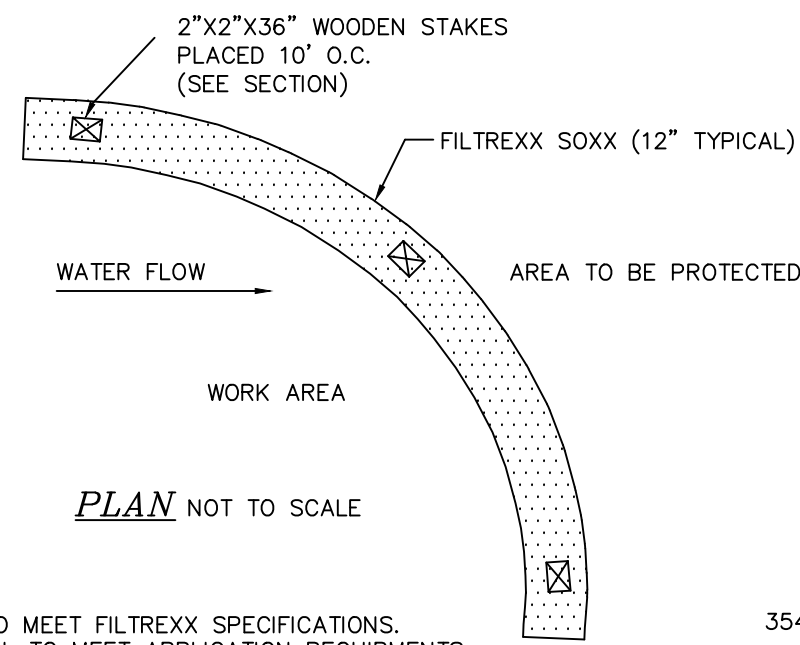
EROSION CONTROL MIX BERM
NOT TO SCALE



EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

1. BERMS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY ABOVE THE BERM.
2. THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSLY AS POSSIBLE.
3. THE BERMS SHALL BE INSTALLED ON SLOPES LESS THAN 5%.
4. SUBJECT TO (E), BELOW, THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 80 AND 100% DRY WEIGHT BASIS, AND BE FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS SHALL NOT BE USED AS ORGANIC MATERIAL.
6. THE MIX SHALL NOT CONTAIN SILTS, CLAY, OR FINE SANDS.
7. THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 70 TO 85% PASSING A 6-INCH SCREEN AND A MAXIMUM OF 85% PASSING THE 0.75-INCH SCREEN.
8. THE MIX PH SHALL BE BETWEEN 5.0 AND 8.0.
9. THE BERM SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE.
10. TO BE CONSTRUCTED IAW ME E&SC SECTION B SEDIMENT CONTROLS, #2 EROSION CONTROL MIX BERM, PAGE 24.

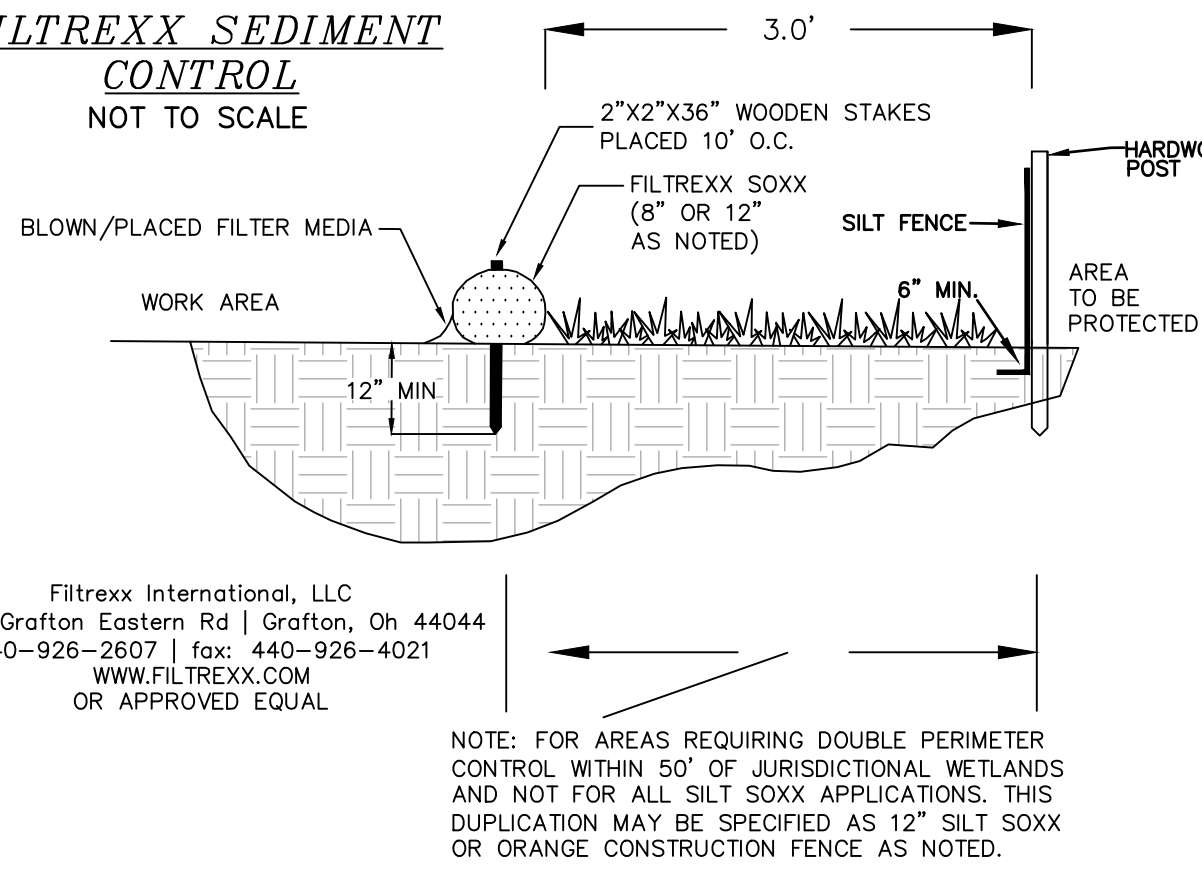
E3



NOTES

1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. SILT/STOCK MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
5. SILT/STOCK COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
6. FILTREXX SOXX IS A REGISTERED TRADEMARK OF FILTREXX INTERNATIONAL, LLC.
7. SILT FENCE IS NOT A SUBSTITUTION FOR SILT SOXX AND ANY EQUAL SUBSTITUTION TO BE APPROVED.
8. TO BE CONSTRUCTED IAW FILTREXX, SECTION 1-EROSION & SEDIMENT CONTROL (PAGE 323) - CONSTRUCTION ACTIVITIES, SWPPP CUT SHEET; FILTREXX SEDIMENT CONTROL AND ME E&SC SEDIMENT CONTROLS B3 FILTER SOCKS, PAGE 25.

FILTREXX SEDIMENT CONTROL
NOT TO SCALE



SECTION NOT TO SCALE

E5

I. Pre-construction Specifications

1. A pre-construction meeting with all principles involved in the pond construction project will take place prior to start of construction. This meeting will include the project manager and the construction contractor.

During this pre-construction meeting the following items will be addressed:

- a. Development of the pond construction schedule with all parties involved.
- b. Assign areas of responsibility (i.e., excavation, plantings, erosion control, etc.)
- c. Develop contingency plans and the communication network with the contractor, owner and project manager to deal with issues and problems that may be encountered during the pond construction.
- d. Review the permitted pond plan with all parties to ensure consistency with the project goals and permit conditions.

2. Installation of erosion control measures.

- a. Installation of silt fencing, silt sock or other erosion control devices according to approved plans.
- b. The proposed pond location will be identified and staked in the field according to final approved plans.
- c. Any potential dewatering areas will be identified and proper BMPs will be used to create and maintain clean discharge areas.
- d. These dewatering areas will be monitored by the project manager and contractor during construction.

II. Pond Construction

1. Overall construction of the pond will begin with the mowing of the existing vegetation in the area of the proposed pond construction.
2. The extent of the permitted pond construction will be clearly marked and staked in the field prior to commencement of construction and planting.
3. Silt fencing/silt sock will be installed along the pond perimeter adjacent to the existing wetlands (See approved plan).
4. Construction will take place during low water if possible; however, if pumping is required, a suitable discharge area can be located and set up in the field with the project contractor.
5. If pumping occurs, appropriate sediment control structures will be utilized and monitored closely during the pumping process.
6. The existing wetland top-soil will be stripped from the wetland area to be impacted and stock-piled in an appropriate location out of NHDES jurisdiction.
7. All stockpiles will be temporarily stabilized if they are not worked on a daily basis.
8. The slope grades and pond bottom elevations will be completed by removing material closest to the road and working back towards the driveway
9. All dredged materials and soils will be removed and appropriately stockpiled out of jurisdiction or removed from site.
10. The wetland soil material will be spread approximately six inches thick along slopes of the Scrub/Shrub Zone and the Emergent Zone.
11. The wetland soil material will be rough graded, not smoothed.
12. Any remaining wetland soil material will be spread within the Floating Leaf Zone.
13. The Floating Leaf Wetland Zone Plantings will be installed according to the following specifications.

Species	Common Name	Type	Quantity
<i>Nymphaea odorata</i>	White Water Lily	tubers	20
<i>Nuphar luteum</i>	Yellow Water Lily	tubers	20

All plantings will be installed in like groups randomly within the elevational gradient of the Floating Leaf Wetland Zone as shown on the approved permitted plans. The total square footage of this planting area is approximately 2,245 sq.ft..

14. The Scrub Shrub Wetland Zone Plantings will be installed according to the following specifications:

Species	Common Name	Type	Quantity	Size
<i>Cornus anonomum</i>	Silky Dogwood	Potted Plant	12	12-18"
<i>Cornus sericea</i>	Red-osier Dogwood	Potted Plant	12	12-18"
<i>Ilex verticillata</i>	Winterberry Holly	Potted plant	12	12-18"

All plantings will be installed in like groups of 3 or 4 within the Scrub Shrub Wetland Zone. These plantings will be planted within the elevational zone as shown in the permitted and approved plan. The total square footage of this planting area is approximately 1,855 sq.ft..

15. The Emergent Wetland Zone Plantings will be installed according to the following specifications:

Species	Common Name	Type	Quantity	Size
<i>Peltandra virginica</i>	Arrow-arum	Plug	75	2"
<i>Pontederia cordata</i>	Pickerel Weed	Plug	75	2"
<i>Iris versicolor</i>	Blueflag	Plug	75	2"
<i>Carex lurida</i>	Lurid sedge	Plug	75	2"
<i>Scirpus atrovirens</i>	Green bulrush	Plug	75	2"
<i>Elymus virginicus</i>	Virginia wild rye	Plug	75	2"

All plantings will be installed in like groups of 2 or 3 within the Emergent Wetland Zone. The Arrow-arum and pickerel weed will be planted in the wettest portions of this zone. The Lurid sedge, Green bulrush and the Virginia rye will be planted within the upper areas of the emergent wetland zone.

16. Once planting is completed all wetland slopes and exposed pond slopes will be heavily seeded with Wetland Stabilization Mix¹ at a rate of 1lb/1,000 square feet.
17. The exposed slopes will then be mulched with 2 to 3 inches of weed free straw.
18. Silt fencing and any other forms of erosion control will be maintained until the area has been stabilized.
19. Any remaining tailings will be stockpiled out of NHDES jurisdiction and stabilized.

Wetland Stabilization Mix¹

Agrostis stolonifera (creeping bent grass), *Elymus virginicus* (Virginia wild rye), *Carex vulpinoidea* (fox sedge), *Agrostis alba* (red top)
This seed mix is designed for immediate stabilization in wetland areas adjacent to recently installed culverts, pilings, fill slopes, ditch lines and retaining walls. This mix provides quick and permanent stabilization in these erosion prone locations.
Recommended Seeding Rates: 1LB/1,000 sq.ft.

Available @ SRE 776-5825

E4

PLANTING ZONE SCHEMATIC

SCALE: 1" = 20'

TRANSITIONAL SHRUB ZONE: 1,855 Sq. Ft.

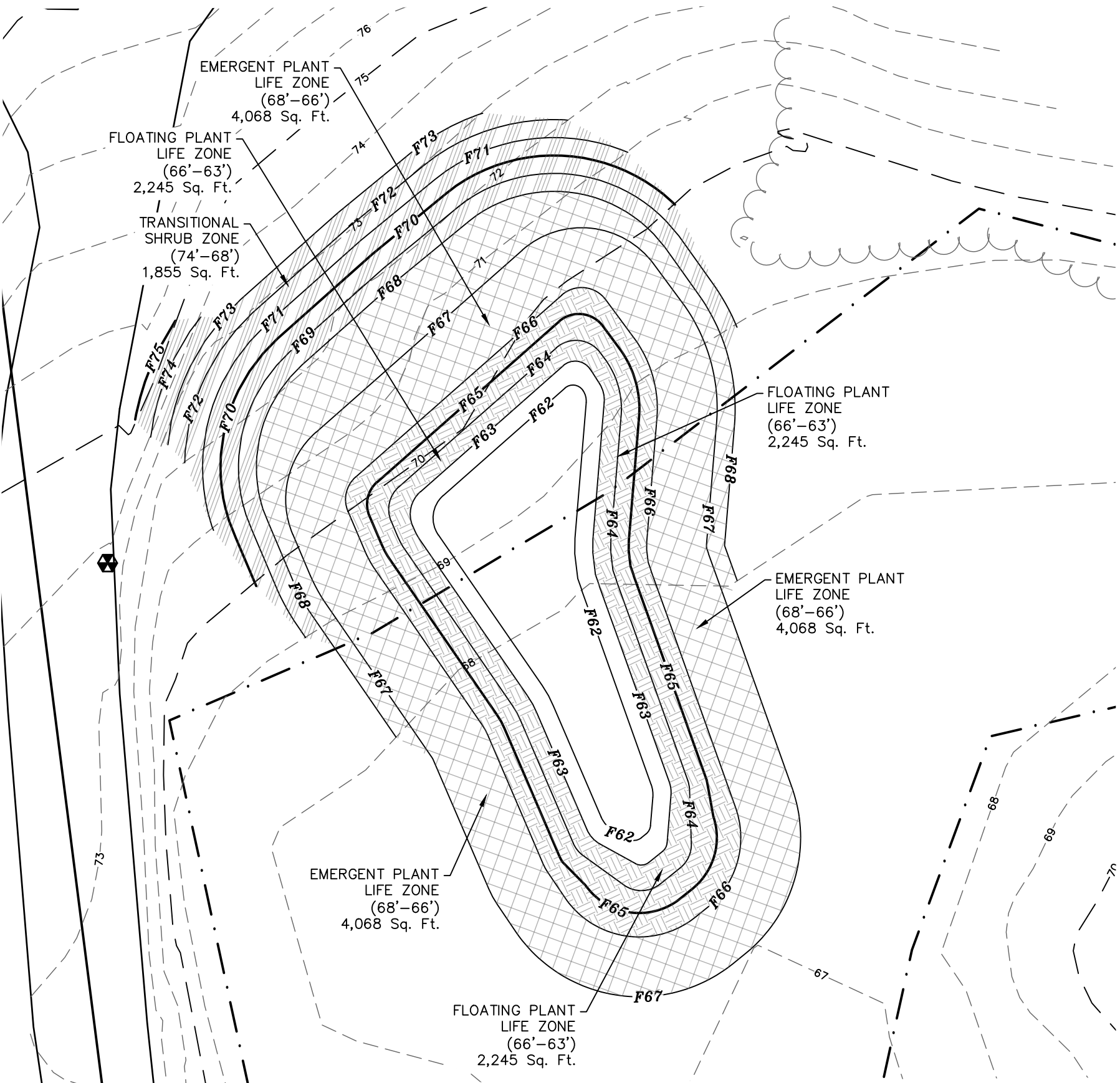
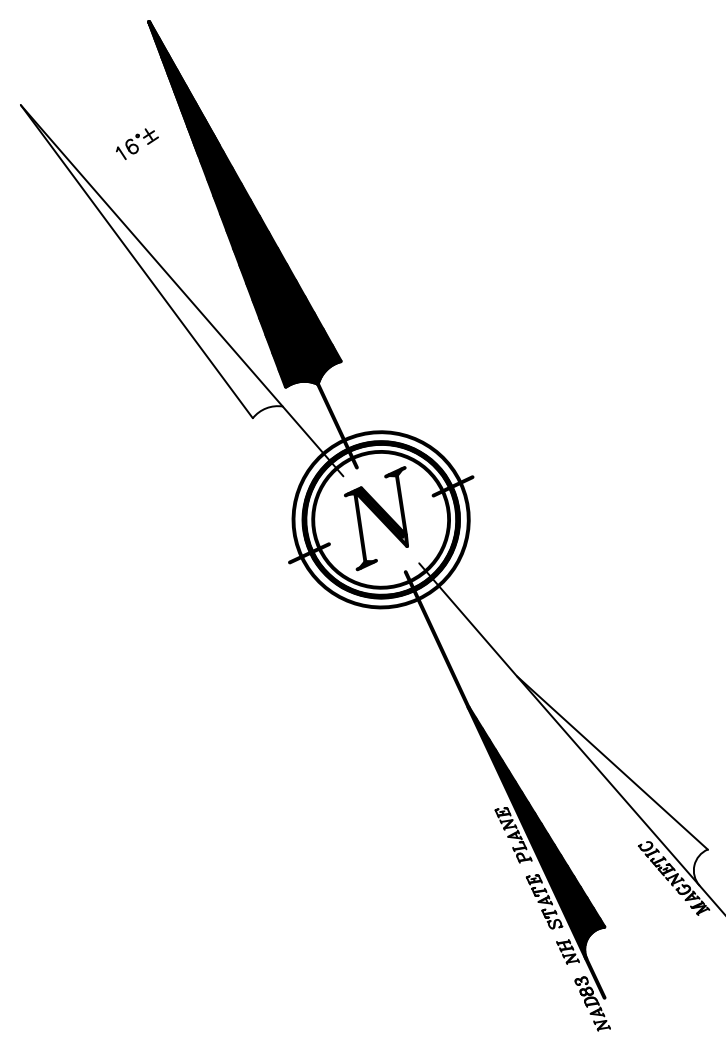
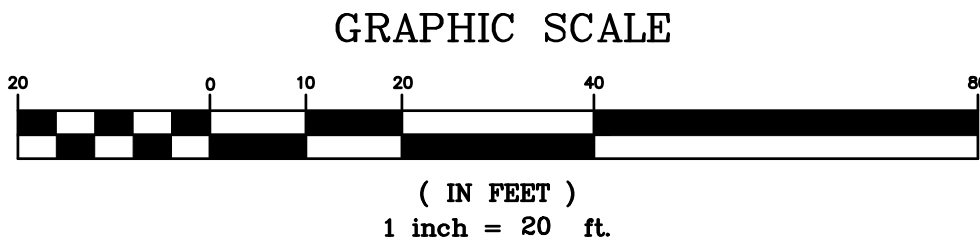
EMERGENT PLANT LIFE ZONE: 4,068 Sq. Ft.

FLOATING PLANT ZONE: 2,245 Sq. Ft.

OPEN WATER: 1,659 Sq. Ft.

TOTAL POND AREA: 9,827 Sq. Ft.

UPLAND CONVERTED TO WETLAND: 5,500 Sq. Ft.

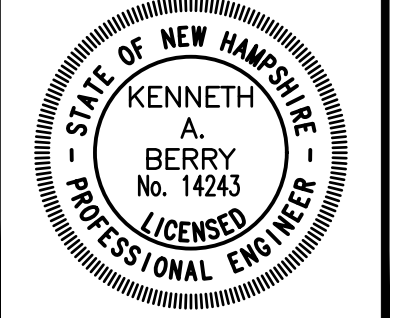


REVISED PER SRE COMMENT OF 11-25-19
REVISED PER SRE COMMENT OF 11-22-19

REVISION	DATE	DESCRIPTION
#2	11-25-19	
#1	11-22-19	

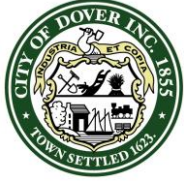
EROSION & SEDIMENT CONTROL DETAILS
LAND OF FARINA, RICHARD M. REVOCABLE TRUST
232 GULF ROAD
DOVER, N.H.
TAX MAP N, LOT 8-42

BERRY SURVEYING & ENGINEERING
335 SECOND CROWN POINT ROAD
BARRINGTON, NH 03825 (603)332-2863
SCALE: AS NOTED
DATE : OCTOBER 30, 2019
FILE NO. : DB 2019 - 059



E-101

SHEET 3 OF 3



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P20-05

Application Type: Minor Subdivision
Applicant(s): Varney Brook Lands, LLC
Owner(s): Varney Brook Lands, LLC
Location: Pointe Place (Map K, Lot 19-4)
Meeting Date: January 28, 2020

INTENT: To subdivide one lot into 4 including a conservation lot. The new lots would be 1.80 acres, 1.65 acres, 1.81 acres, and 15.52 acres.

LOTS/UNITS PROPOSED: 4 (three new including 1 Conservation area lot)

AGENDA ITEM #: 4-G

ACREAGE: 20.78 acres

ZONING DISTRICT: ETP & RCM Overlay

EXISTING LAND USE: Vacant

PROPOSED LAND USE: N/A

SURROUNDING LAND USE: Mixed Use

ZBA ACTION: Z18-16: Variance granted for Building Height on 9/20/18
Z19-17: Variance granted to permit three of four lots to be subdivided from Lot 19-4 to fall under the minimum lot size on 10/17/19

ATTACHMENTS: Application Materials including Subdivision Plan

NOTICES SENT: Abutter notices were sent by verified or first class mail to all abutters for this meeting

PERMITS REQUIRED: None

WAIVERS REQUESTED:

-155-28.H (topo)
-155- 29.B.8 (setbacks)

Summary of Request and Background

The applicant proposes to subdivide Dover Tax Map K Lot 19-4 into four lots. The new lots would be 1.80 acres, 1.65 acres, 1.81 acres, and 15.52 acres.

On September 25, 2018, the Planning Board approved a site plan for proposal is to construct three buildings consisting of 8,000 sq. ft. commercial space and 119 residential units. The lot lines will separate each building onto its own lot each served by public water and sewer. As this is a minor subdivision, it did not go before the Technical Review Committee.

The applicant is requesting two waivers with justification indicated on page 2 of the application. One is for topographic detail and the second waiver is for showing the building setbacks.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for subdivisions of existing lots. This plan is consistent with the regulations.

STAFF RECOMMENDATION-Waivers:

The Planning Department recommends that the Planning Board accept the application, open the public hearing, and vote to grant the waivers per the reasoning provided by the applicant with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. Add a note to the plat that the Board granted a waiver to Chapter 155-28.H and 155-29.B.8 and that the Board found the criteria of Chapter 155-52.A have been met.

STAFF RECOMMENDATION-Minor Subdivision:

The Planning Department recommends that the Planning Board vote to approve the Minor Subdivision with the following conditions:

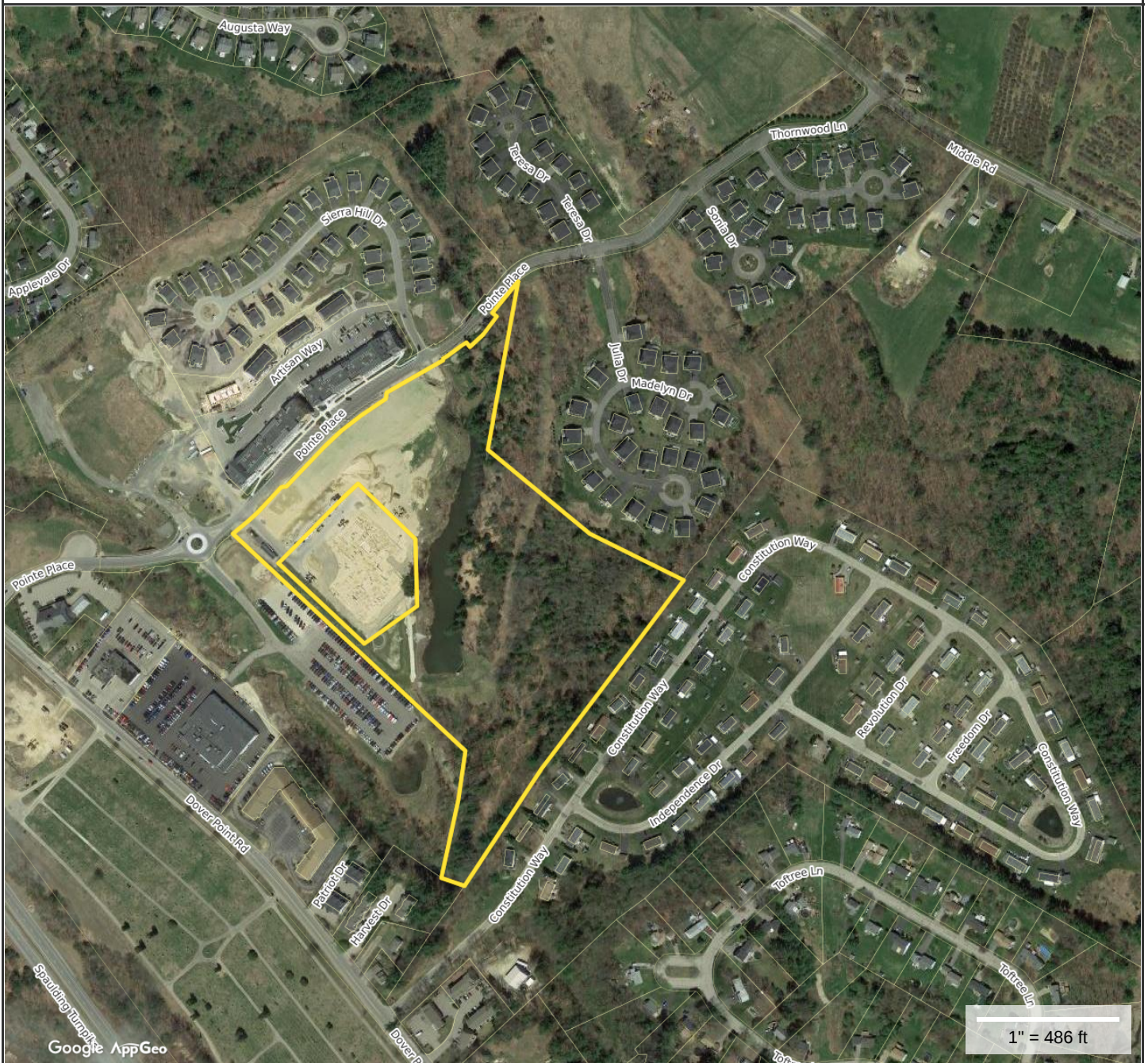
Conditions to Be Met Prior to Signing of Plans:

1. The applicant shall revise the plat to:
 - a. Include the Licensed Land Surveyor signature and stamp
 - b. Add the owner's signatures to the final plat submitted for signature to be recorded at the Strafford County Registry of Deeds
 - c. Add Planning File #P20-05
 - d. Add common note 9 and #12 (water/sewer)

Conditions to Be Met Prior to Construction, Building Permit and Occupancy:

2. All conditions contained within site plan approval P18-37 remain.

Pointe Place

**Property Information**

Property ID K0019-004000
Location 45 POINTE PL
Owner VARNEY BROOK LANDS LLC
Land Use 390

**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 10/18/2019
Data updated Daily



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, January 28, 2020**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- January 14, 2020 Workshop Meeting Minutes
- January 14, 2020 Regular Meeting Minutes

3. OLD BUSINESS

- A. Consideration and acceptance of a Request to use Transfer of Development Rights for Michael Khavari, (Owner: Karen A. Towle and Trustee of the James B. Towle and Karen A. Towle Revocable Trust), Assessor's Map I, Lot 4-A, zoned R-12, and located at Leathers Lane. (Proposal is to request to buy 12 additional units to total 45 single-family units.) *(P19-74)

4. NEW BUSINESS

- A. Public Hearing on renumbering of street addresses for 6-12 New York Street to 12 New York Street Apt. 1, 2, 3, & 4 and #2 Park Street, per Chapter 125-Section 6 and NH RSA 231:133-a. *(P20-06)
- B. Consideration and acceptance of a Conditional Use Permit for Eversource Energy, Assessor's Map I, Lot 28, owned by Stephen & Phebe Colprit Revocable Living Trust, at 33 Meserve Road, zoned R-40, and Assessor's Map I, Lot 29, owned by David & Laurie Landry at 17 Spruce Lane, zoned R-40. (Proposal is to replace two existing utility pole structures in a utility easement, with temporary wetland impacts of 5,389 s.f. and temporary 50-foot wetland buffer impacts of 29,410 s.f.) *(P19-87)
- C. Consideration and acceptance for a Site Review for Sojourn Property Management, LLC, Assessor's Map 31, Lots 7 & 8, zoned CBD-Transit Oriented Development Sub-District, and located at 66 Third Street. (Proposal is for a change of use on the second floor converting 7 commercial units to 9 one-bedroom units 1 two-bedroom unit). *(P19-61)
- D. Consideration and acceptance for a Minor Subdivision for Kevin McLean & Angela Lazzaro, Assessor's Map 12, Lot 35, zoned Heritage Residential, and located at 17-19 Summer Street. (One new lot). *(P20-02)
- E. Consideration and acceptance for a Minor Subdivision for 209 Sixth Street SPE LLC, Assessor's Map E, Lot 73, zoned R-12, and located at 209 Sixth Street. (Two new lots). *(P20-03)
- F. Consideration and acceptance of a Conditional Use Permit for Richard Farina Revocable Trust, Assessor's Map N, Lot N-8-2, zoned R-40, and located at 232 Gulf Road. (Proposal is to construct a 9,827 sq. ft. pond with a permanent wetland impact of 4,322 sq.ft. and a wetlands buffer impact of 4,535 sq.ft.). *(P20-04)
- G. Consideration and acceptance of a Minor Subdivision for Varney Brook Lands, LLC., Assessor's Map K, Lot 19-4, zoned ETP-Executive Technology Park and RCM Overlay, and located at Pointe Place. (Three new lots). *(P20-05)

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>.



City of Dover, New Hampshire

MINOR SUBDIVISION APPLICATION

[Revision Date: June 4, 2019]

Office Use Only

Project #: _____

Date Received: _____

Amount Paid: _____

Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: VARNEY BROOK LANDS, LLC Telephone # 603-749-2800

Address of Applicant: 340 CENTRAL AVENUE, SUITE 202 DOVER, NH 03820

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

Address of Property Owner: _____

E-Mail Address: _____

PROPERTY INFORMATION

Address of Property: POINTE PLACE

Assessor's Map # K Lot(s) # 19-4

Zoning District(s) ETP Overlay District(s) RCM

Size of Parcel: 911,872 s.f. (20.93 ac.) Property Deed: Book 3660 Page: 351
3690 116

Existing Use of Property: VACANT (RESIDENTIAL/COMMERCIAL MIXED USE)

SUBDIVISION INFORMATION

Existing Number of Lots: 1 Proposed Number of Lots: 3 BUILDING LOTS,
1 CONSERVATION AREA

City Water? ☒ Yes ☐ No How far is city water from the property? AT STREET

City Sewer? ☒ Yes ☐ No How far is city sewer from the property? ON PROPERTY

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

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

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: ARTICLE VI, 155-28 H. (topo) & 155-29 B. 8. (setbacks)

Justification for waiver request(s) (attach additional sheets as needed): See following page.

Per Article IX 155-52 C. (waivers) we are requesting a waiver from providing topographic detail for this parcel as described in Article VI 155-28 H, as this parcel is located within a much larger ongoing development area where the topography is in constant flux with storage of materials and earth moving activities. Also, the availability of municipal water and sewer services negates the need for topography for sewer design purposes.

Per Article 155-29 B. 8., we are also requesting a waiver from providing building setbacks for the three proposed building lots, due to the complexity of the zoning and overlay district building setback regulations. This information will ultimately be provided during the construction phase of the proposed lots.

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN M. MCENEANEY, NH LLS 661
MCENEANEY SURVEY ASSOCIATES

Address 24 CHESTNUT STREET DOVER, NH 03820 Telephone #: 603-742-0911

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

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

LANDSCAPE ARCHITECT INFORMATION

Name of Landscape Architect and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SOIL SCIENTIST INFORMATION

Name of Soil Scientist and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

CONSERVATION EASEMENT HOLDER

Name of Easement Holder: N/A Telephone # _____

Address Easement Holder: _____

SIGNATURES

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

Signature of Property Owner: _____ Date: _____

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: _____

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

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

Signature of Property Owner: _____ Date: _____

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

CERTIFICATION OF FEES

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

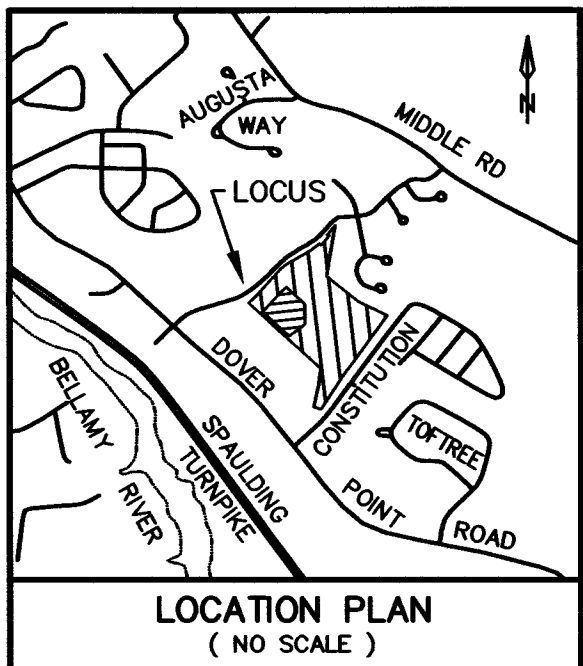
Signature of Property Owner: _____ Date: _____

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

P20-05

Pointe Place

Property ID	Location	Owner 1	Owner 2	Owner Address 1	City	State	Zip
K0019-005000	50 60 POINTE PL	POINTE PLACE DEVELOPMENT LLC	C/O SUMMIT LAND DEVELOPMENT	340 CENTRAL AVE #202	DOVER	NH	03820
M0004-000046	21 JULIA DR	HESS DANIEL J III & DOROTHEA P TRUSTEES	HESS DANIEL J III DOROTHEA P REVOCABLE L	21 JULIA DR	DOVER	NH	03820
K0019-002000	DOVER POINT RD	DOVER POINT RD 252 LLC		40 DOVER POINT RD	DOVER	NH	03820
M0004-000040	33 JULIA DR	DUNLAVEY SUZAN M &	DUNLAVEY ROBERT J	33 JULIA DR	DOVER	NH	03820
M0004-000045	23 JULIA DR	BRAUN JOSEPH J JR &	BRAUN JOYCE J	23 JULIA DR	DOVER	NH	03820
K0021-00006A	12 CONSTITUTION WY	SCHELLONG KATHERINE SUCCESSOR TRUSTEE	MRC REVOCABLE TRUST	201 ALLISON RUN	WHITE RIVER JUNCTION VT	VT	05001
M0004-000044	25 JULIA DR	DUDEK NANCY		25 JULIA DR	DOVER	NH	03820
M0004-000042	29 JULIA DR	BARSTOW THOMAS R & PATRICIA C TRUSTEES	BARSTOW THOMAS AND PATRICIA TRUSTS	29 JULIA DR	DOVER	NH	03820
M0004-000041	31 JULIA DR	WOOD JANICE E		31 JULIA DR	DOVER	NH	03820
K0019-000000	DOVER POINT RD	POINTE WEST LLC &	CITY OF DOVER	340 CENTRAL AVE STE 202	DOVER	NH	03820
K0021-000000	CONSTITUTION WY	DOVERBROOK LLC		56 BRIANT DR	SUDBURY	MA	01776-1380
K0021-000001	2 CONSTITUTION WY	STEPCHIN LORRAINE		2 CONSTITUTION WY	DOVER	NH	03820-4926
K0021-000002	4 CONSTITUTION WY	KARAS PATRICIA A &	KARAS CHRIS D	4 CONSTITUTION WY	DOVER	NH	03820-4926
K0021-000003	6 CONSTITUTION WY	HUSE ETHEL E		279 CENTRAL AVE APT 103	DOVER	NH	03820-7106
K0021-000004	8 CONSTITUTION WY	NICHOLSON SANDRA L &	KEENAN ERMINIE W	8 CONSTITUTION WAY	DOVER	NH	03820
K0021-000005	10 CONSTITUTION WY	WALLINGFORD ANTHONY D &	WALLINGFORD NANCY L	10 CONSTITUTION WY	DOVER	NH	03820
K0021-000007	14 CONSTITUTION WY	WRIGHT JOHN JR &	WRIGHT TARA L	14 CONSTITUTION WAY	DOVER	NH	03820
K0021-000008	16 CONSTITUTION WY	CARSWELL WILLIAM H II & SANDRA TRUSTEES	CARSWELL FAMILY 2018 REVOCABLE TRUST	16 CONSTITUTION WY	DOVER	NH	03820
K0021-000010	20 CONSTITUTION WY	LECAROZ ALFRED L &	LECAROZ JEANETTE M	20 CONSTITUTION WAY	DOVER	NH	03820
K0021-000011	22 CONSTITUTION WY	CARLSEN LAURITS S &	CARLSEN GLORIA A	22 CONSTITUTION WAY	DOVER	NH	03820
K0021-000012	24 CONSTITUTION WY	BECHTOLD RICHARD		24 CONSTITUTION WY	DOVER	NH	03820
K0021-000044	5 CONSTITUTION WY	MERRITT NANCY S		5 CONSTITUTION WAY	DOVER	NH	03820
K0021-000052	17 CONSTITUTION WY	HANSON KENNETH L	HANSON ROSEMARY A	PO BOX 1609	DOVER	NH	03821
K0022-000000	1 11 HARVEST DR	PAOLINI BROTHERS DEVELOPMENT LLC		15 BRIARWOOD LN	DOVER	NH	03820
K0022-B00000	48 1/2 DOVER POINT RD	LARA CHRISTOPHER &	SAPIENZA LEIGH-ANNE	48 1/2 DOVER POINT RD	DOVER	NH	03820
K0023-000000	46 DOVER POINT RD	MARKET SQUARE CONDOMINIUM		385 SIXTH ST	DOVER	NH	03820-5935
M0004-000043	27 JULIA DR	COOLIDGE PATRICIA TRUSTEE	COOLIDGE REVOCABLE TRUST	27 JULIA DR	DOVER	NH	03820
K0022-000008	8 HARVEST DR	LEVASSEUR THOMAS TRUSTEE	LEVASSEUR THOMAS REVOCABLE TRUST	8 HARVEST DR	DOVER	NH	03820
M0004-000000	MIDDLE RD	THORNWOOD COMMONS UNIT OWNERS' ASSOCIATI	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
K0022-000009	9 HARVEST DR	PAQUIN DAVID ANDREW &	PAQUIN NANCY ANN	9 HARVEST DR	DOVER	NH	03820
K0019-003000	SIERRA HILL DR	STABILE HOMES AT POINTE PLACE LLC		20 COTTON RD	NASHUA	NH	03063
K0019-001014	2 TERESA DR	DUGAN ALAN H &	DUGAN LYNNE H	2 TERESA DR	DOVER	NH	03820
K0019-003001	3 SIERRA HILL DR	PARKER KENDREE R &	CARTER RAY P	3 SIERRA HILL DR	DOVER	NH	03820
K0019-001000	TERESA DR	CHANGING PLACES LLC		42 J DOVER POINT RD	DOVER	NH	03820
K0022-000010	10 11 HARVEST DR	PAOLINI ROBERT V TRUSTEE	JNM REALTY TRUST	54 DOVER POINT RD STE 103	DOVER	NH	03820
K0021-000055	23 CONSTITUTION WY	ROHAN CHRISTOPHER &	ROHAN MEGAN E	23 CONSTITUTION WY	DOVER	NH	03820
K0021-000019	18 CONSTITUTION WY	MATTHEWS DARLENE &	HEFLER VALERIE	18 CONSTITUTION WAY	DOVER	NH	03820
K0021-000013	26 CONSTITUTION WY	COPELAND WILLIAM E &	COPELAND PATRICIA A	26 CONSTITUTION WAY	DOVER	NH	03820
K0019-006000	35 POINTE PL	BFG DOVER PROP CO LLC		228 PARK AVE STE A	WINTER PARK	FL	32789
M0004-0000PN	MIDDLE RD	THORNWOOD COMMONS LLC	C/O GREAT NORTH PROPERTY MANAGEMENT	3 HOLLAND WAY	EXETER	NH	03833
K0021-000053	19 CONSTITUTION WY	DEANGELIS ROBERT J TRUSTEE	PENZO MARY R IRREVOCABLE TRUST	19 CONSTITUTION WY	DOVER	NH	03820-4928
K0019-004000	POINTE PL	VARNEY BROOK LANDS LLC		340 CENTRAL AVE STE 202	DOVER	NH	03820
		MCENEANEY SURVEY ASSOCIATES OF NEW ENGLAND	KEVIN MCENEANEY, NH LLS 661	24 CHESTNUT STREET	DOVER	NH	03820



- LEGEND**
- SMH - SEWER MANHOLE
 - GRANITE BOUND (TO BE SET)
 - IRON ROD FOUND
 - IRON ROD W/PLASTIC I.D.CAP (TO BE SET)
 - UP - UTILITY POLE
 - R.O.W. - RIGHT OF WAY
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - EDGE OF WETLAND
 - WETLAND AREA
 - EASEMENT DESIGNATION

JULIA DRIVE ABUTTERS

M/4-40
SUZAN M. DUNLAVEY
ROBERT J. DUNLAVEY
33 JULIA DRIVE
DOVER, NH 03820
4592 / 453

M/4-41
JANICE E. WOOD
31 JULIA DRIVE
DOVER, NH 03820
4686 / 559

M/4-42
THOMAS R. & PATRICIA C. BARSTOW, TRUSTEES
THOMAS AND PATRICIA BARSTOW TRUSTS
29 JULIA DRIVE
DOVER, NH 03820
4522 / 83

M/4-43
PATRICIA A. COOLIDGE, TRUSTEE
PATRICIA A. COOLIDGE REVOCABLE TRUST AGREEMENT
27 JULIA DRIVE
DOVER, NH 03820
4710 / 720

M/4-44
NANCY DUDEK
25 JULIA DRIVE
DOVER, NH 03820
4466 / 445

M/4-45
JOSEPH J. & JOYCE J. BRAUN
23 JULIA DRIVE
DOVER, NH 03820
4071 / 253

LIST OF EASEMENTS

- BENEFIT PARENT PARCEL (K/19-4), ENCUMBER PARCEL K / 19-6:
- 1 DRAINAGE EASEMENT 2,513 S.F.± - S.C.R.D. 4496 / 700
 - 2 DRAINAGE EASEMENT 5,340 S.F.± - S.C.R.D. 4496 / 700
 - 3 RIGHT TO CROSS AND RE-CROSS ALL DRIVEWAYS WITH VEHICLES AND EQUIPMENT - S.C.R.D. 4496 / 700
- ENCUMBER REMAINING LAND:
- 4 20' WIDE CITY OF DOVER SEWER EASEMENT - S.C.R.D. - 1009/804
 - 5 EXISTING CONSERVATION EASEMENT "A" 451,674 S.F. 10.37 Ac. - S.C.R.D. 3695/488; PLAN 96-07 REFER - S.C.R.D. 4458 / 750; 4479 / 56; 4496 / 700
 - 6 PROPOSED CONSERVATION EASEMENT "B-1" 224,418 S.F. 5.15 Ac. REFER - S.C.R.D. 4458 / 750; 4479 / 56; 4496 / 700
- ENCUMBER LOT 1:
- 7 SIGN EASEMENT 20 S.F. - S.C.R.D. 4496 / 700
 - 8 ACCESS & UTILITY EASEMENT 5,317 S.F. - S.C.R.D. 4496 / 700
- ENCUMBER REMAINING LAND AND LOT 1:
- 9 DRAINAGE EASEMENT 15,984 S.F.± - S.C.R.D. 4496 / 700
- ENCUMBER REMAINING LAND, LOT 1 AND PARCEL K / 19-6:
- 10 10 FT WIDE GRAVEL ACCESS ROAD TO POND
- ENCUMBER LOT 2:
- 11 DRAINAGE EASEMENT 1,139 S.F.± - S.C.R.D. 4496 / 700
- ENCUMBER REMAINING LAND AND LOT 2:
- 12 DRAINAGE EASEMENT 810 S.F.± - S.C.R.D. 4496 / 700
- ENCUMBER LOT 3:
- 13 75' WIDE DRAINAGE EASEMENT 11,295 S.F. - S.C.R.D. 4352 / 422; 4458 / 750; 4479 / 56
- ENCUMBER REMAINING LAND, LOT 1, LOT 2, LOT 3 AND PARCEL K / 19-6:
- 14 30' WIDE SEWER EASEMENT 34,374 S.F. REFER - S.C.R.D. 4352 / 422; 4458 / 750; 4479 / 56; 4496 / 700
 - 14A BROKEN INTO PORTIONS -
 - 14B ENCUMBER REMAINING LAND: 30' WIDE SEWER EASEMENT 7,821 S.F.
 - 14C ENCUMBER LOT 1: 30' WIDE SEWER EASEMENT 1,642 S.F.
 - 14D ENCUMBER LOT 2: 30' WIDE SEWER EASEMENT 7,003 S.F.
 - 14E ENCUMBER LOT 3: 30' WIDE SEWER EASEMENT 10,260 S.F.

No.	Bearing	Distance	L16	S01°59'16"E	20.28'
L1	N47°32'34"W	123.00'	L17	S46°52'31"W	65.50'
L2	N42°18'37"E	9.35'	L18	N10°45'44"E	20.07'
L3	N42°18'37"E	86.96'	L19	N59°53'12"E	10.75'
L4	N81°54'45"E	16.31'	L20	N30°06'48"W	5.00'
L5	N43°16'03"E	56.66'	L21	S59°53'12"W	75.00'
L6	S45°24'45"E	87.99'	L22	S59°53'12"W	70.00'
L7	N45°04'19"E	45.45'	L23	S12°15'02"E	119.39'
L8	S45°13'08"E	66.88'	L24	S22°53'05"W	125.43'
L9	S46°52'31"W	2.95'	L25	S41°45'27"E	20.00'
L10	N43°16'03"E	80.07'	L26	N38°34'00"E	49.58'
L11	S34°50'11"E	92.53'	L27	N51°26'00"W	20.00'
L12	S39°00'32"E	65.36'	L28	N38°34'01"E	112.27'
L13	N57°12'44"E	64.90'	L29	S35°58'28"W	88.01'
L14	S33°33'04"E	65.01'	L30	S33°10'16"W	104.02'
L15	S46°58'13"E	94.59'	L31	N71°54'18"W	78.99'

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
19-2041	SUBDIVISION	18-06		
PROJECT NO	TYPE	FIELDBOOK & PAGES		

PAOLINI BROTHERS DEVELOPMENT LLC
15 BRIARWOOD LANE
DOVER, NH 03820
3236 / 636

SEE SHEET 2 OF 2 FOR REFERENCE PLANS

K / 22

DOVERBROOK LLC
56 BRIANT DRIVE
SUDBURY, MA 01776-1380
1986 / 539

K / 21

No.	Central Angle	Radius	Arc Length	Chord Length	Chord Bearing
C1	10°49'28"	630.00	119.02	118.84	N47°43'21"E
C2	08°48'03"	1161.50	178.41	178.24	N47°40'04"E
C3	05°24'42"	1161.50	109.71	109.66	N54°46'27"E
C4	08°12'29"	450.00	64.47	64.41	N55°46'57"E
C5	03°26'10"	450.00	26.99	26.98	N49°57'38"E
C6	09°40'33"	470.00	79.37	79.28	N43°24'17"E
C7	05°29'41"	175.00	16.78	16.78	N41°18'51"E

DATE: / KEVIN M. MCENEANEY LLS # 661

"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."

NOTES:

- OWNER OF RECORD: VARNY BROOK LANDS LLC
340 CENTRAL AVENUE, SUITE 202
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOLUME 3660, PAGE 351
S.C.R.D. VOLUME 3690, PAGE 116
- K / 19-4 - DENOTES TAX MAP AND PARCEL NUMBER.
- PARCEL AREA = 911,872 S.F. / 20.93 Ac.
- ZONING DISTRICT IS ETP & RCM (RESIDENTIAL COMMERCIAL MIXED USE) OVERLAY. ALLOWED BY APPROVED CONDITIONAL USE PERMIT.
- THE SUBJECT PARCEL IS LOCATED OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 330145; PANEL 0340; SUFFIX E; MAP NUMBER 33017C0340E; EFFECTIVE DATE SEPT. 30, 2015.
- BASIS OF BEARING IS NH STATE PLANE (NAD83) BASED ON GPS OBSERVATION DATED NOVEMBER 11, 2013. VERTICAL DATUM IS NGVD29 BASED ON BENCHMARK FOUND ON THORNWOOD COMMONS PROJECT.
- THE INTENT OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO FOUR (4) LOTS AS SHOWN.
- PROPERTY LINE INFORMATION HAS BEEN OBTAINED FROM A SURVEY PERFORMED BY MCENEANEY SURVEY ASSOCIATES, INC. DURING NOVEMBER 2013 WITH AN ERROR NOT GREATER THAN 1 IN 10,000.

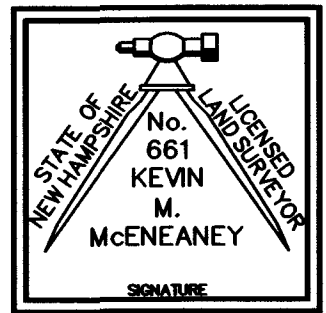
SHEET 1 OF 2

SUBDIVISION PLAN OF LAND
PREPARED FOR
VARNY BROOK LANDS LLC
TAX MAP K, LOT NO. 19-4
POINTE PLACE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 20-__

DRAWN BY: RJM FILE: \2041\2041 K-19-4 SUBD 2

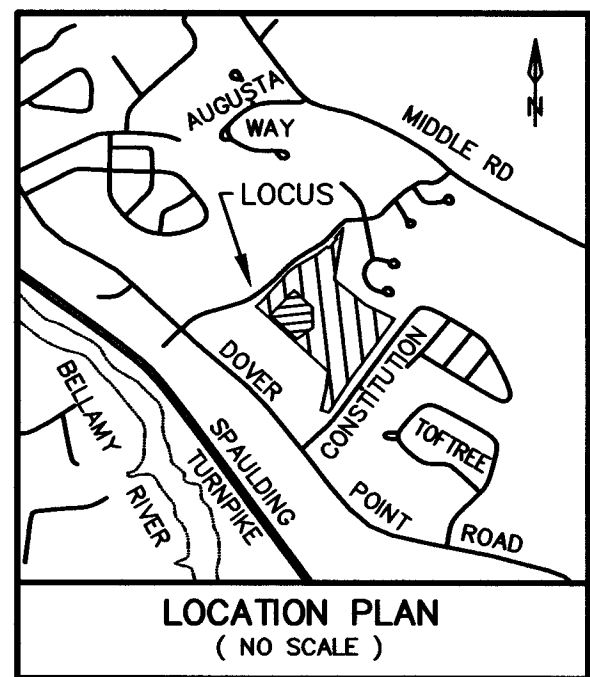
SCALE: 1" = 80' DATE: JANUARY 2, 2020



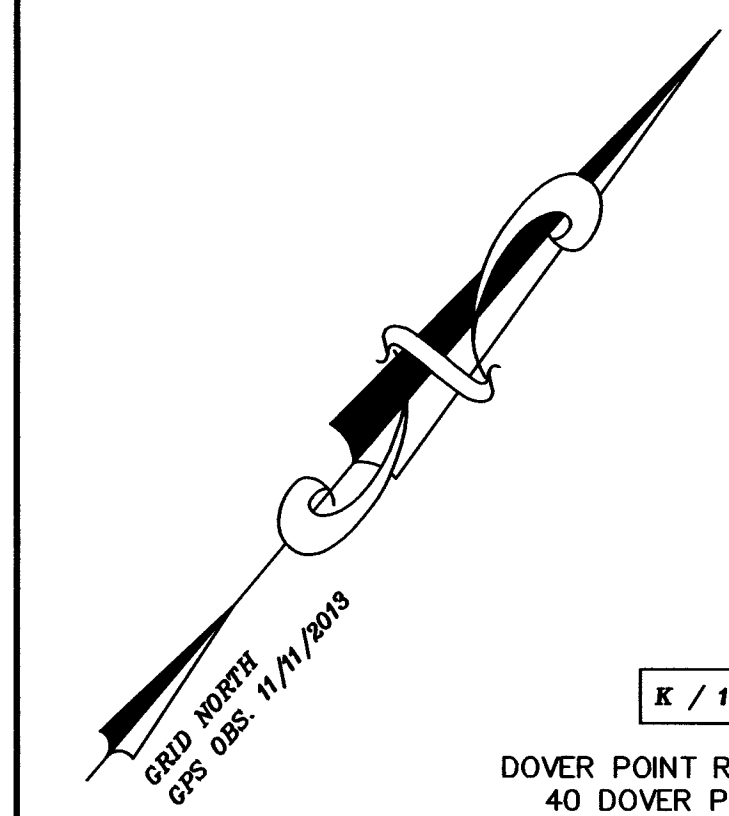
McEneaney
Survey
Associates
of NEW ENGLAND

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

SURVEYING - PLANNING - CONSULTING



- LEGEND**
- SMH - SEWER MANHOLE
 - GRANITE BOUND (TO BE SET)
 - IRON ROD FOUND
 - IRON ROD W/PLASTIC I.D.CAP (TO BE SET)
 - UTILITY POLE
 - R.O.W. - RIGHT OF WAY
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - S.F. - SQUARE FEET
 - Ac. - ACRE
 - EDGE OF WETLAND
 - WETLAND AREA
 - EASEMENT DESIGNATION

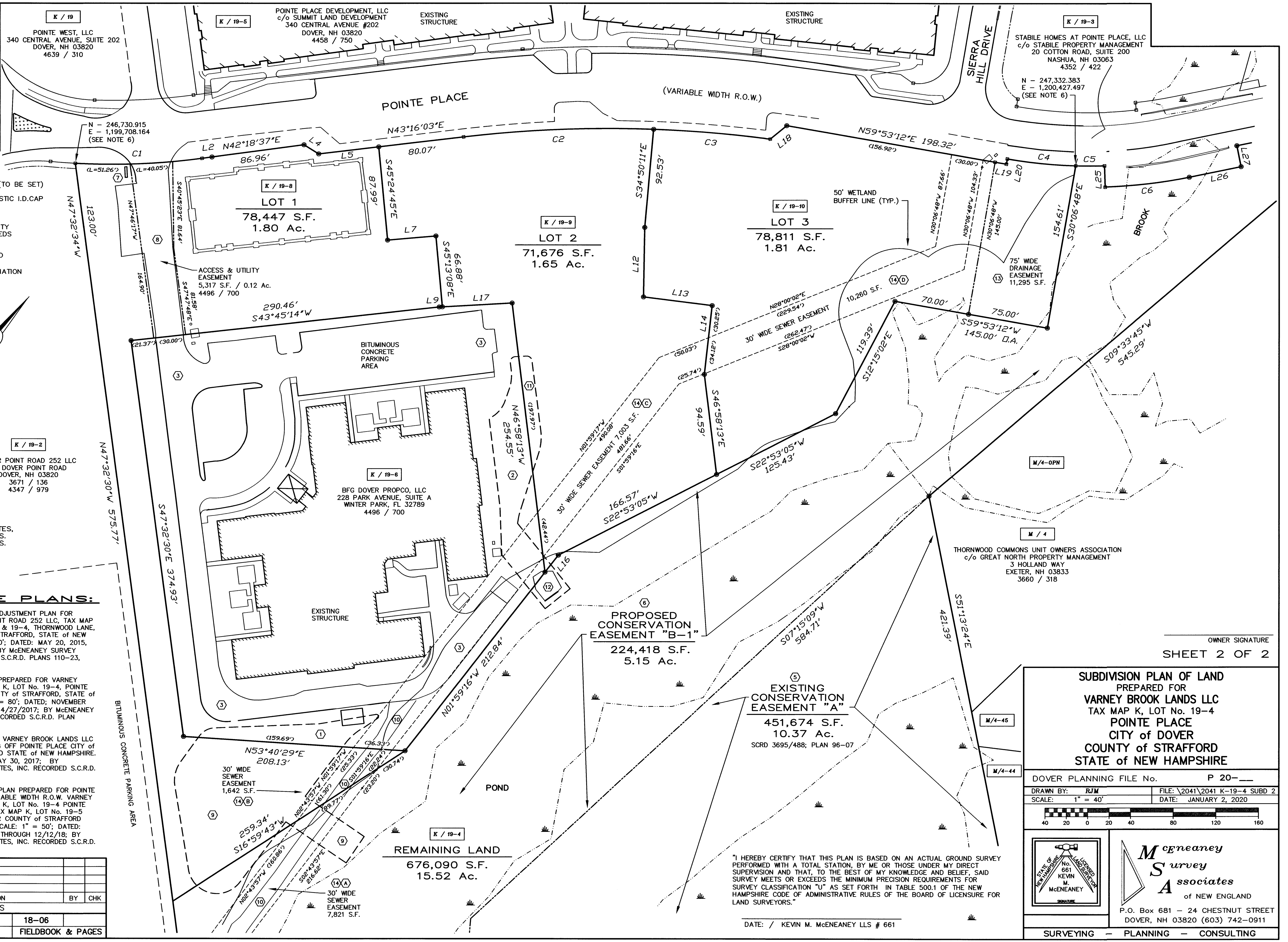


SEE SHEET 1 OF 2 FOR NOTES, LINE AND CURVE TABLES, AND LIST OF EASEMENTS.

REFERENCE PLANS:

- SUBDIVISION AND LOT LINE ADJUSTMENT PLAN FOR POINTE PLACE & DOVER POINT ROAD 252 LLC, TAX MAP K, LOT Nos. 19-2, 19-3 & 19-4, THORNWOOD LANE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 150'; DATED: MAY 20, 2015, REVISED THROUGH 8/3/15; BY McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLANS 110-23, 110-24, 110-25 & 110-26.
- SUBDIVISION PLAN OF LAND PREPARED FOR VARNEY BROOK LANDS LLC, TAX MAP K, LOT No. 19-4, POINTE PLACE, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 80'; DATED: NOVEMBER 17, 2016, REVISED THROUGH 4/27/2017; BY McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 113-70.
- EASEMENT PLAN PREPARED FOR VARNEY BROOK LANDS LLC, TAX MAP K, LOT Nos. 19-4 & 19-6 OFF POINTE PLACE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. SCALE: 1" = 40'; DATED: MAY 30, 2017; BY McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 113-93.
- RIGHT OF WAY ADJUSTMENT PLAN PREPARED FOR POINTE PLACE RIGHT OF WAY A VARIABLE WIDTH R.O.W. VARNEY BROOK LANDS, LLC TAX MAP K, LOT No. 19-4 POINTE PLACE DEVELOPMENT, LLC TAX MAP K, LOT No. 19-5 POINTE PLACE CITY OF DOVER COUNTY OF STRAFFORD STATE OF NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: OCTOBER 26, 2018, REVISED THROUGH 12/12/18; BY McENEANEY SURVEY ASSOCIATES, INC. RECORDED S.C.R.D. PLAN 117-78.

NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
19-2041	SUBDIVISION	18-06		
PROJECT NO	TYPE	FIELDBOOK & PAGES		



OWNER SIGNATURE

SHEET 2 OF 2

SUBDIVISION PLAN OF LAND
PREPARED FOR
VARNEY BROOK LANDS LLC
TAX MAP K, LOT No. 19-4
POINTE PLACE
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 20-__

DRAWN BY: **RJM** FILE: \2041\2041 K-19-4 SUBD 2
SCALE: 1" = 40' DATE: JANUARY 2, 2020

40 20 0 20 40 80 120 160

McNeaney Survey Associates
of NEW ENGLAND
P.O. Box 681 - 24 CHESTNUT STREET
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

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DATE: / KEVIN M. McENEANEY LLS # 661