



CITY OF DOVER, NEW HAMPSHIRE

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Developers' Handbook

Your Project = Our Project



DEVELOPERS' HANDBOOK

# Your Project = Our Project

*Department of Planning and Community Development*

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<http://www.dover.nh.gov/government/city-operations/planning/index>

Twitter @DoverNHPlanning

Facebook at [www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351](http://www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351)

Blog: <http://dovernhplanning.tumblr.com/>

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**NOTE**

*This document should not be used for any purpose except as a reference manual. As such, persons using this document should not consider it to be a legal or binding covenant upon the City of Dover.*

*In every case, the Department of Planning and Community Development should be consulted prior to any development actions that may be taken based upon the contents of this handbook alone.*

*Finally, feedback is always appreciated. This handbook is designed to be a general introduction to the development process in Dover, and feedback from the end user will improve the book as well as the process. Please do not hesitate at any point in the process to provide questions, comments or suggestions.*

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**Section**  
**1**

# Goals and Objectives

*This section describes the intent of this handbook and introduces the resources available during development.*

Development in Dover is guided by principles rooted in its Master Plan. Specifically, the 2007 Land Use chapter provides guidance for context sensitive growth. This growth is sensible and well thought out. To assist property owners and developers with the development process, City staff has prepared this document. We have attempted to make this handbook easy to read and understand. It is designed to flow like a resource rather than a set of regulations. The guide outlines the process used in Dover, as well as the various boards, commissions and staff involved in the permit and review process for land development. By no means is this handbook a stand alone document. Property owners, developers and their agents are encouraged to discuss any portion of the process with city staff to ensure that we are all working from the same page.

## Introduction

In Dover, land development reaches back over 375 years. As time has progressed, the development patterns and process has continually evolved. The early settlers at Hilton Point did not need a building permit to erect their houses, nor did they worry about setbacks or minimum lot sizes. In fact they would be bewildered by those concepts. Dover’s Planning and Development staff and volunteers recognize that while terms change and processes are created, a degree in planning or engineering should not be required to develop your property.

It is with that understanding that the City of Dover has developed this *Handbook*. It will lay out the process and help property owners and developers find their way. It is written in simple and concise terms, and should be useful whether this is your first lot line adjustment, or you are an experienced developer.

## Staff

The City of Dover operates with professional staff who review projects and advise volunteer boards and commissions. This staff is located throughout the city, but is connected in a variety of ways, and uses many methods to communicate and interact with our citizen clients.

While staff may not all be located in one office, we work with developers as part of one team to shepherd a project from concept to certificate of occupancy.

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<b>DEPARTMENTS AND LOCATIONS</b>
• Planning and Community Development   City Hall
• Economic Development   City Hall
• Inspection Services   North End Fire Station (Sixth St)
• Community Services   Mast Road PW Facility

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### **Planning and Community Development**

The Department of Planning and Community Development is located in the City Hall. The Department oversees planning, community development, zoning administration as well as parking and traffic review and permitting. The staff is available to assist in review and concept development, facilitate plan review and approval, as well as to inform residents and property owners on the project and to act as ombudsmen regarding development in Dover.

### **Economic Development**

The Dover Business and Industrial Development Authority (DBIDA), located in City Hall, is a commercial property owner's resource for navigating through the development process. Staff will walk a project through the process, advocating needs and assisting the developer with understanding local and state codes.

### **Inspection Services**

Located on Sixth Street in a state of the art Fire and Rescue facility, the City of Dover's Inspection Services office consists of building, electrical, plumbing/mechanical, health and life safety inspectors. These inspectors will review plans during the concept phase, as part of the technical review process; be involved with the pre-construction meeting, issue permits, and advise applicants during the construction of a building. Staff also reviews existing structures to advise on reuse opportunities.

### **Community Services**

Located on Mast Road, and adjacent to Dover's recycling center is the Bouchard Public Works Facility. The Community Services department is a multi-faceted operation dealing with engineering, highways, utilities and oversight of environmental program components. Engineering staff will work with a developer to understand existing infrastructure and ensure that a developer has a cohesive understanding of at infrastructure. Additionally, utilities staff is available to discuss upgrades and alterations which might be needed for renovation/redevelopment work.

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**P L A N N I N G**

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288 Central Avenue; Dover NH 03820

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M – Th (8 am – 6 pm) F (8:30 – 4)

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P: (603) 516-6008

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[www.dover.nh.gov/](http://www.dover.nh.gov/)

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Director: Christopher G. Parker, AICP

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**D B I D A**

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288 Central Avenue; Dover NH 03820

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M – Th (8 am – 6 pm) F (8:30 – 4)

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P: (603) 516-6043

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<http://www.locateindovernh.com/>

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Director: Daniel Barufaldi

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**I N S P E C T I O N   S E R V I C E S**

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262 Sixth Street; Dover, NH 03820

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M – F (8 am – 4 pm)

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P: (603) 516-6038

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[www.dover.nh.gov/](http://www.dover.nh.gov/)

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Building Official: James Maxfield

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**C O M M U N I T Y   S E R V I C E S**

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271 Mast Road; Dover NH 03820

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M – F (8 am – 4 pm)

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P: (603) 516-6450

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[www.dover.nh.gov](http://www.dover.nh.gov/)

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Director: John Storer

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## **Boards, Commissions and Committees**

### **Conservation Commission:**

This is a seven (7) member citizen commission with responsibility for locally advising the Planning Board on the City's Conservation and Wetland's districts. Any development project that involves filling, dredging, removing or altering any wetland area (including buffer areas) will require involvement with the Commission. The City Planner serves as staff support for this commission. Minutes and Agendas are drafted by the Commission and are available through the Planning Office. **The Conservation Commission meets on the second Monday of the month at 5:30 pm in regular session.**

### **Dover Business and Industrial Development Authority**

This is an eleven (11) member 503(c)3 non-profit corporation that manages economic development for the City of Dover and is funded by the City. DBIDA works to retain, expand, and assist Dover businesses of all sizes, and works to identify and attract relocation candidate businesses and new businesses to Dover

locations. It also acts as the manager of the City's business park, Enterprise Park. **DBIDA meets on the first Thursday of the month at 4:30 pm in regular session.**

**Dover Utilities Commission**

The seven (7) member citizen Utilities Commission advises the Community Services Department on the development, maintenance, operation and expansion of the water supply and sanitary sewer system in the City of Dover. This advisory role includes policy, rate structure, public relations and matters of general public interest. Finally, the Commission reviews, sets investment fees for the utility systems, and considers abatement requests. **The Commission meets on the third Monday of the month at 6:00 pm at the Community Services building on Mast Road.**

**Planning Board**

This is a nine (9) member citizen appointed body which is charged with review and approval of site plans and subdivisions which occur in the City. The Assistant City Manager serves as the Board's representative on a day-to-day basis. Minutes and agendas are drafted in the Planning Office. **The Planning Board meets on the second and fourth Tuesday of the month in regular session at 7:00 pm.**

**Technical Review Committee**

This is a staff committee which works with an applicant, to review technical aspects of a plan before he/she appears before the Planning Board. The Assistant City Manager, Zoning Administrator, Fire Chief, Police Chief, Economic Development Director, Community Service Director and Planning Board Chair are all represented at the meetings. Minutes and agendas are drafted in the Planning Office. **The TRC meets every Thursday at 10:30 am.** Plans for review must be submitted two weeks prior to a meeting.

**Zoning Board of Adjustment:**

This is a five (5) member citizen; appointed body, responsible for hearing all variance requests and special exception requests. The Zoning Administrator serves as the Board's staff liaison. Minutes and agendas are drafted in the Planning Office. **The Zoning Board of Adjustment meets on the third Thursday of the month at 7:00 pm in regular session.**

## Plan Review Process

*This section describes the plan review process in Dover and is divided into three sections.*

Dover follows a process, outlined below, which is efficiently aimed at facilitating a transparent development process. Meetings are open to the public, and Planning Board meetings are conducted live on the City's local government access channel, television channel 22. Staff works to keep abutters informed of development and encourages interaction between developers and their neighbors as much as possible during the process. At the same time, staff understands the needs for discreteness and will meet with property owners in a confidential manner throughout the process, recognizing that once a plan has been formally submitted, it is available to the public for review.

### Pre-Approval Phase

Applicants are expected to review the City's Land Use Regulations, including the applicable site plan, subdivision and zoning regulations prior to preparing plans for Planning Board review. These regulations will guide the Planning Board and applicant through the approval process. Included in these regulations are information on permitted uses, dimensional restrictions, application procedures to be consistent with others and specific plan requirements. Copies are available from the Planning Department or City Clerk's office and online at [www.dover.nh.gov](http://www.dover.nh.gov).

#### **Concept Review**

A project may start the development approval process with a meeting with the Planning staff. Staff is available during normal business hours. The Assistant City Manager will meet with a developer to review a potential concept as needed and is happy to outline the process with a developer. At this initial concept meeting, the developer will get feedback on basic concepts and elements on the plan. Additionally, this meeting will identify if a special exception, variance or conditional use permit is required.

Commercial projects may begin their process by meeting with the Economic Development Director and Assistant City Manager. There are special requirements and opportunities which might apply to non-residential projects and these can be discussed during the concept meeting.

For site plans and larger subdivision projects, a pre-application meeting with the Technical Review Committee is also advisable. This meeting provides an informal, no cost opportunity for anyone with a development idea to receive feedback. Staff will listen to ideas and offer feedback which might avoid a log jam further into the process. The Technical Review Committee meets Thursdays at 10:30 in City Hall. Planning staff must be aware of your desire to be on the agenda two (2) days prior to the meeting.



**Technical review**

Once a plan is ready to progress to the Planning Board, it may need a technical review by the City’s professional staff. This review is necessary for site plans and most major subdivisions. The Technical Review process is a flexible and informal process. An applicant schedules the TRC meeting with the Assistant City Manager. These meetings are held once a week on Thursdays at 10:30. An applicant should bring eight (8) sets of plans, and a completed application, into the Planning Office when scheduling the meeting.

At the meeting, staff will bring a list of issues or concerns on a plan and review the list with the applicant. This list eventually becomes the basis for the conditions of approval necessary before a plan can be signed by the Planning Board Chair as being complete. These meetings are open to the public, but there is no public hearing involved. Depending on the scope and amount of changes required by the TRC, a second meeting may be required. It is advisable for large project developers to meet in concept and final stages with the TRC.

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**T R C M E M B E R S**

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Planning Board Chair (Citizen)
Community Services Director
Fire Chief
Police Chief
Zoning Administrator
Economic Development Director
Assistant City Manager/Planning Director

## Approval Phase

Prior to appearance before the Planning Board or Conservation Commission, all plans must meet the City’s zoning ordinance. This may require an appearance to the Zoning Board of Adjustment to start the process.

**Zoning Board of Adjustment Review**

The ZBA is a quasi-judicial board which hears and votes on all requests for variances and special exceptions from the Zoning Ordinance. Additionally, the ZBA acts as the appeal board for interpretation of the zoning code. This appeal may be to any officer or Board of the City, which has made a zoning interpretation. The Zoning Board of Adjustment meets on the third Thursday of each month at 7:00 PM in the City Council Chambers of City Hall. Meetings are open to the public but are not televised.

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**Z B A M E M B E R S ( 5**

**R E G U L A R )**

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Zoning Board Chair (Citizen)
Zoning Board Vice Chair (Citizen)
3 regular members
3 alternates
<ul style="list-style-type: none"> <li>• 3 year terms, which are staggered</li> <li>• Council appoints citizen members</li> </ul>

Applications are due to the Planning office twenty one (21) days prior to the scheduled meeting of the Board. Applications are available in the Planning Office, or online at [www.dover.nh.gov](http://www.dover.nh.gov), and includes a worksheet with the individual questions that need to be answered in front of the Board. The Zoning Administrator processes these applications, and acts as a point of contact with the ZBA. **Applicants should be aware that they will be charged a fee for processing the application, for notifying the abutters by certified mail, and to advertise the public hearing in the newspaper.**

During the hearing, the applicant will address the criteria for variance or special exception outlined in the application. The Board will decide whether to accept jurisdiction on an application, and then open a public hearing. During the public hearing, the public is invited to speak and express their opinions in regard to the proposed project and ask questions. The Board will act on the information that has been presented. In order for a finding in favor of the applicant, three (3) or more members of the Board need to vote in favor. If there are less than five (5) members present, the applicant may choose not to be heard that night. In the case of an appeal, the applicant shall present why they feel an error has been made.

Once a decision has been rendered, the applicant or an abutter may apply for a rehearing within thirty (30) days of the date of the hearing. A rehearing may be granted as part of the appeal. There are additional reasons

that a rehearing may be warranted. If the Board approves the request, the rehearing will be scheduled at a subsequent meeting as a new case.

Within thirty (30) days after the decision of such a rehearing, the petitioner may appeal, by petition, to Superior Court.

After a petition has been granted by the ZBA, barring any requests for re-hearings or litigation from abutters, and upon waiting the thirty (30) day period, the next step is for the applicant to obtain the necessary building permits, and Planning Board approval, if necessary.

**Conservation Commission Review**

The Conservation Commission advises the Planning Board on all requests for environmental Conditional Use Permits. The Commission meets on the second Monday of each month at 5:30 PM in the City Council Chambers of City Hall. Meetings are open to the public but are not televised.

Applications are due to the Conservation Commission Chair seven (7) days prior to the scheduled meeting of the Board. Applications are available in the Planning Office, or online at [www.dover.nh.gov](http://www.dover.nh.gov). Applications may be concurrent with site or subdivision applications, or may be submitted separately.

The Conservation Commission will review an application at its meeting and may or may not require a site walk. Additional meetings may be required for the Commission to fully understand and act on an application. The Commission acts as an advisory body and forwards recommendations for approval to the Planning Board for the ultimate decision. If Conservation Commission action is required, the Planning Board will not hear an application until the Conservation Commission it has completed its review.

**Planning Board Review**

The Planning Board meets on the fourth Tuesday of each month at 7:00 PM in the City Council Chambers of City Hall. Meetings are open to the public and televised. In addition to reviewing applications, Planning Board agendas include a Citizen's Forum agenda item where the public may speak to planning issues in the community. The Planning Board cannot act on a project that does not meet zoning requirements, so if an application needs ZBA approval, this must occur prior to Planning Board submission. In addition, any application that needs to be reviewed by the Conservation Commission, such as a Conditional Use Permit for wetlands and conservation district work, must meet with the Commission prior to Planning Board action.

Subdivisions and site plans must be submitted to the Planning Department at least twenty one (21) days prior to the meeting at which they are to be considered. If an application needs to be reviewed by the Technical Review Committee, this deadline may be increased by a month. Applications are available in the Planning Office, or online at [www.dover.nh.gov](http://www.dover.nh.gov). Fifteen (15) hard copies and one PDF set of the plan must be submitted. **The applicants should be aware that they will be charged for processing the application, for notifying the abutters by certified mail, and to cover the cost of advertising the public hearing in the newspaper.**

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**C O N S E R V A T I O N   C O M**  
**M E M B E R S   ( 5   R E G U L A R )**

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Commission Chair (Citizen)
Commission Vice Chair (Citizen)
5 regular members
2 alternates

- 3 year terms, which are staggered
- Council appoints citizen members

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**P B   M E M B E R S   ( 9   R E G U L A R )**

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Planning Board Chair (Citizen)
Planning Board Vice Chair (Citizen)
City Council Representative
Administrative Official (City Engineer)
City Manager or designee (Citizen)
4 regular members
3 alternates

- 3 year terms, which are staggered
- Council appoints citizen members

Once the plan is formally submitted and all fees paid, the plan is placed on an appropriate Planning Board meeting agenda. The PDF submittal of the project is placed, along with the application and TRC notes online with the agenda for the public to review. Additionally, staff notifies abutters with a comprehensive notice alerting the abutter of the intent of the project as well as other pertinent information.

The Planning Board normally reviews projects in two (2) meetings: during the first meeting, the Board will accept jurisdiction on an application and hold a public hearing, the second is a final hearing. There may be a site walk in between these two meetings. While staff expects to have a two meeting approval timeframe for a project, this is not always the case. The State of New Hampshire requires that once a plan is accepted by the Board, it must be acted upon within sixty five (65) days. If the decision can not be made within sixty five (65) days, an applicant will be apprised and asked for an extension.

Applicants are expected to present their plans at the meeting and answer questions from the Board. The public is invited to speak during public hearings which are held for each new case. Abutters are invited to express their opinions in regard to the proposed project and ask questions. The applicant may have a designated agent represent the plan, such as an attorney, civil engineer, surveyor or other professional. Staff works with the applicant and/or agent to present the plan in an articulate manner. A laptop computer is available in the Council Chambers and is used to display the plan on televisions inside the Chambers and over Channel 22.

This process continues until the final hearing at which the Planning Board makes a decision to approve or disapprove the proposed project. As the project nears the approval stage, staff will draft a recommendation to the Board and create a list of preliminary conditions for approval. In order to ensure a smooth process, staff will communicate these conditions to the applicant as early as possible.

### **Types of development**

The Planning Board reviews the following types of development:

- Subdivision (see section 155 – 28 for application requirements)
  - Minor
  - Major
  - Open Space
- Lot Line Adjustments (see section 155 – 18 for application requirements)
- Site Plan (see section 149-13 for application requirements)
- Conditional Use Permit

The following pages will describe the above applications and the process for each one. There will be redundancy in the processes. Readers are encouraged to review the individual sections on the Planning Board and Zoning Board above.

#### **Subdivision**

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. **A condominium conveyance, per RSA 356-B, shall not require Planning Board approval.**

There are two (2) types of subdivisions in Dover, major and minor subdivisions. A major subdivision is one (1) where a lot, tract or parcel of land is divided into four (4) or more separate parcels, or a subdivision which requires new streets, the extension of municipal facilities or the

creation of any public improvements. In many cases, a major subdivision must follow the regulations of an Open Space Subdivision.

A minor subdivision is the division or re-division of a lot, tract or parcel of land into three (3) or fewer parcels within a four (4) year time period, provided that there shall be no extension of streets or other significant improvements required; or, any subdivision that, in the judgment of the Planning Board, will present no significant engineering and/or planning difficulties.

In Dover, a major subdivision may be developed as an open space subdivision. This format allows creativity and flexibility in layout and preserves open space by concentrating all of the units developed in a more clustered location on the original parcel. The subdivision may include lot lines or may be free of lot lines, in a condominium-like format. A roadway may be proposed as either public or private.

**Lot Line Adjustment**

A lot line adjustment alters the size of two (2) or more lots, but does not create a new buildable lot. This may be done as part of an accompanying subdivision or may be a stand alone project.

**Site Plan Review**

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.

Below are listings of projects types which require site plan approval, prior to the issuance of a building permit:

- New construction. Site Review and Planning Board approval will be required for development of land for:
  - Non-residential uses;
  - Multi-family dwellings of five (5) or more units; and
  - Construction of parking areas larger than 4,000 square feet.
  - Construction activities that result in a land disturbance of greater than or equal to one acre or less than one acre if part of a larger common plan of development that would disturb one acre or more.
  - Any construction activities that require a conditional use permit for work to be located in or within fifty (50) feet of a wetland or Conservation District.
  
- Expansions and/or additions. Technical Review Committee review will be required for the following expansion and/or additions to existing development:
  - Any increase of nonresidential development resulting in an expansion of gross floor area exceeding twenty-five hundred (2,500) square feet.
  - Any addition to a residential structure resulting in the creation of five (5) or more additional units.
  - Any accessory structures with floor areas exceeding fifteen hundred (1,500) square feet.
  - Any expansion of a parking area or paving of a gravel parking area larger than one thousand (1,000) square feet.
  - Any construction activities that result in a land disturbance of greater than or equal to one acre or less than one acre if part of a larger common plan of development that would disturb one acre or more.

- Any construction activities that result in a land disturbance of greater than or equal to one thousand (1,000) square feet if the activity is located in or within fifty (50) feet of a wetland or Conservation District.
- Change of use of Existing Structures. Site review will be required for a change in conforming use with a new use allowed in the zoning district in which the tract or structure is located. For the purposes of this subsection, the definition of a new USE shall not include any USES which have previously existed on the site since the adoption of the Dover Zoning Ordinance (July, 1948). The following criteria constitutes a change in use:
  - Development which causes a residential structure to be converted resulting in an increase of five (5) or more units.
  - Proposals that would change the USE of an existing structure containing twenty-five thousand (25,000) square feet or more of gross floor space. The proposed square footage shall be measured around the inside perimeter of the space to be changed, including all floors of a multi-floor structure. In the event that an existing structure is being subdivided and the new USE in only a section of the new space is known, the entire original space must be considered in the calculation.

Whether a plan is following the subdivision process or site plan review process, the Planning Board reserves the right to require additional information, such as a traffic impact study or drainage analysis. The costs associated with development and review of these studies will be born by the applicant.

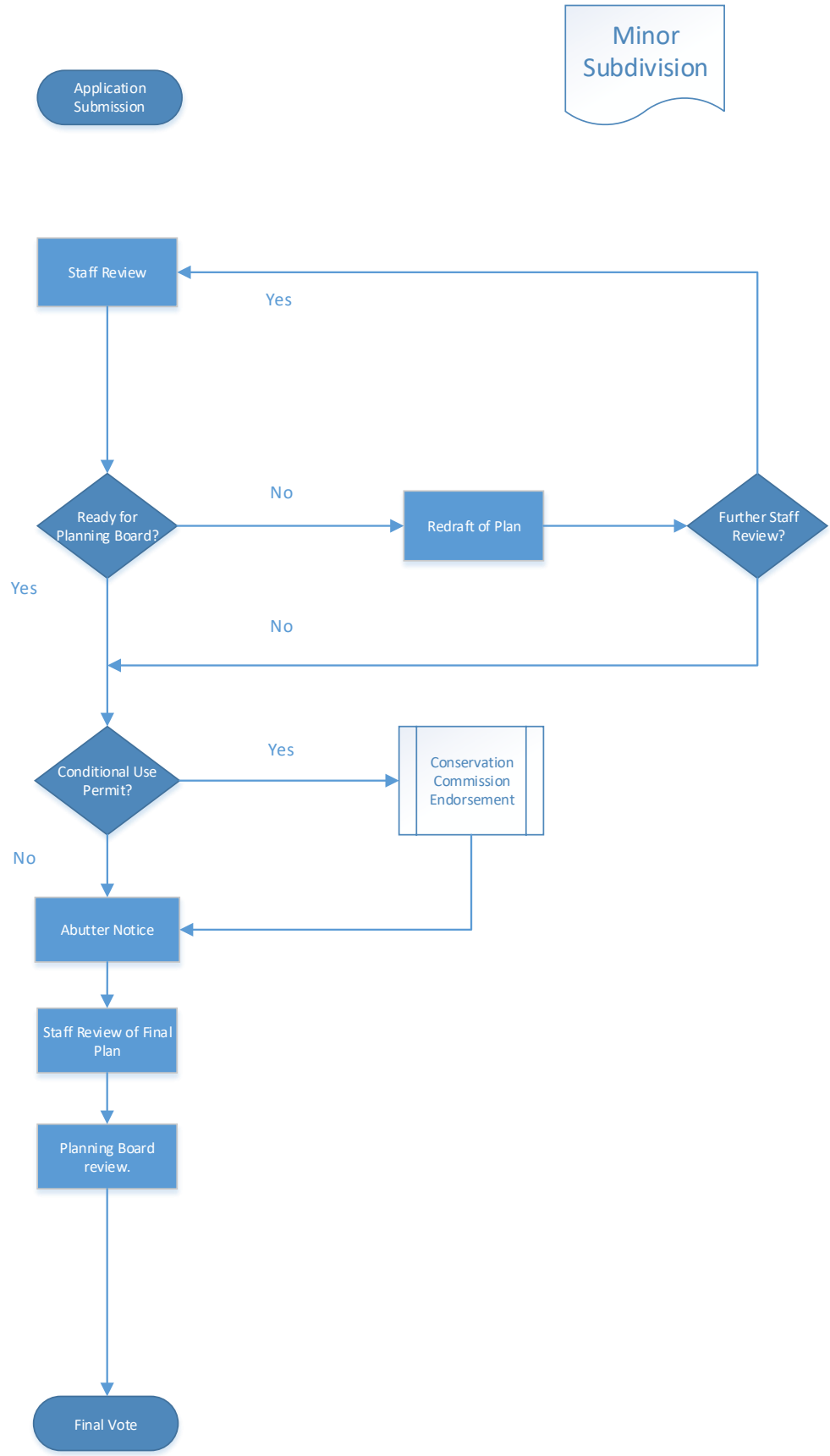
**Conditional Use Permit**

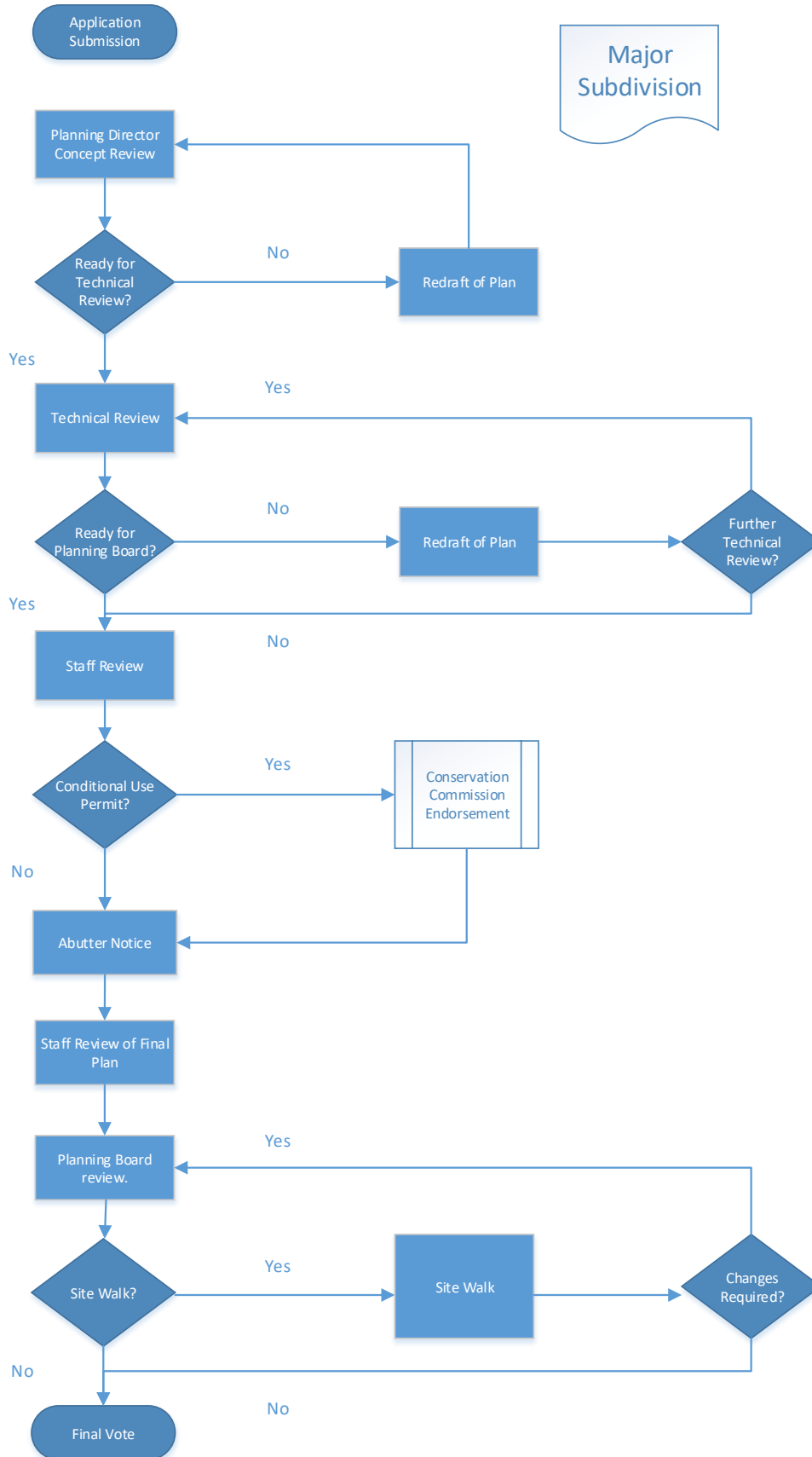
A conditional use permit is required for any alteration of wetlands, wetland buffers or work within the City’s conservation district. Additionally, a conditional use permit could be issued for a larger development plan, as called for in the Residential Mixed Use Overlay District, or for shared parking. Environmental Conditional Use Permits are acted on by the Planning Board after the Conservation Commission has reviewed the applications.

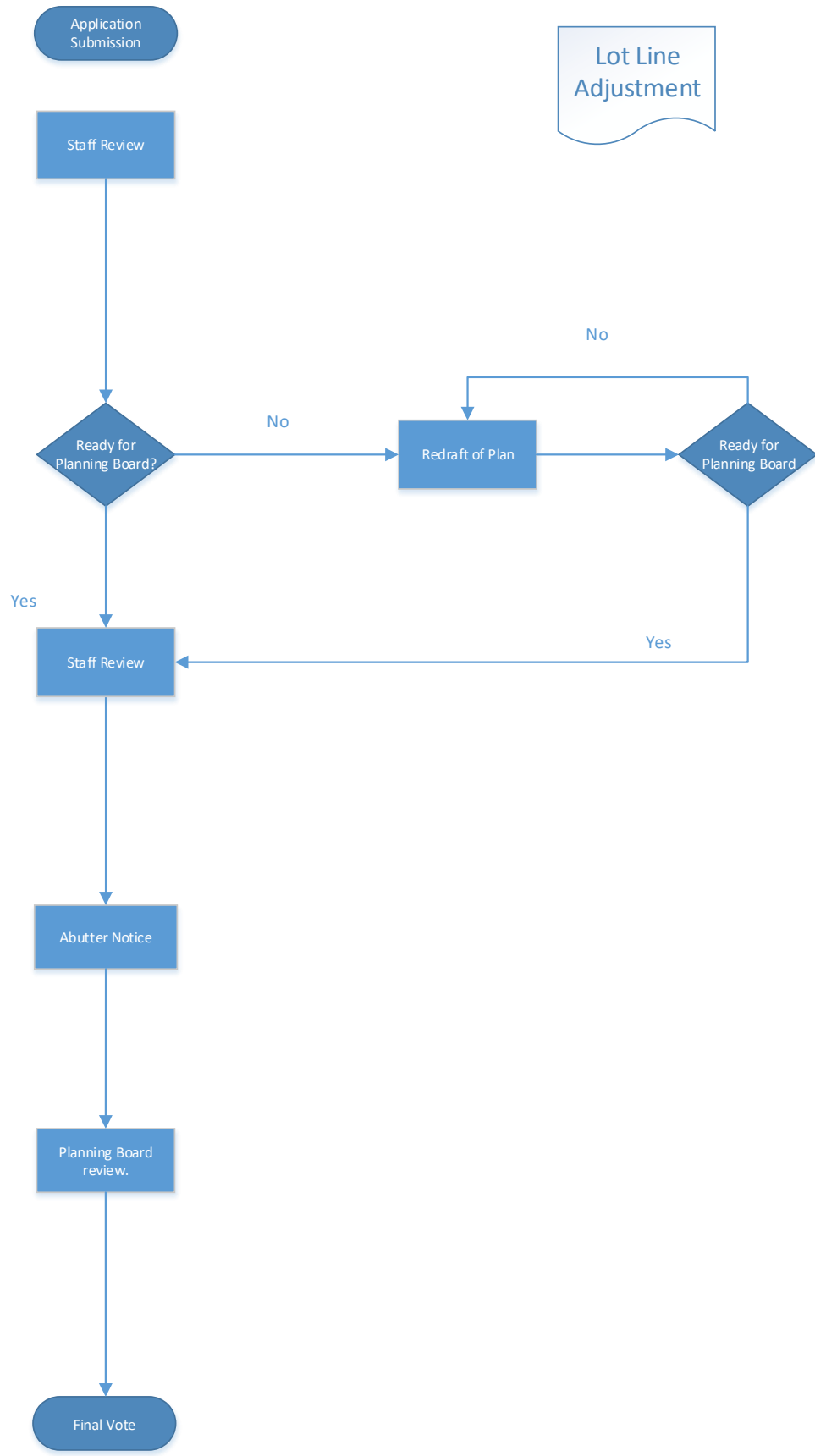
## Development Flow Charts

The following diagrams walk the applicant through the development review process.

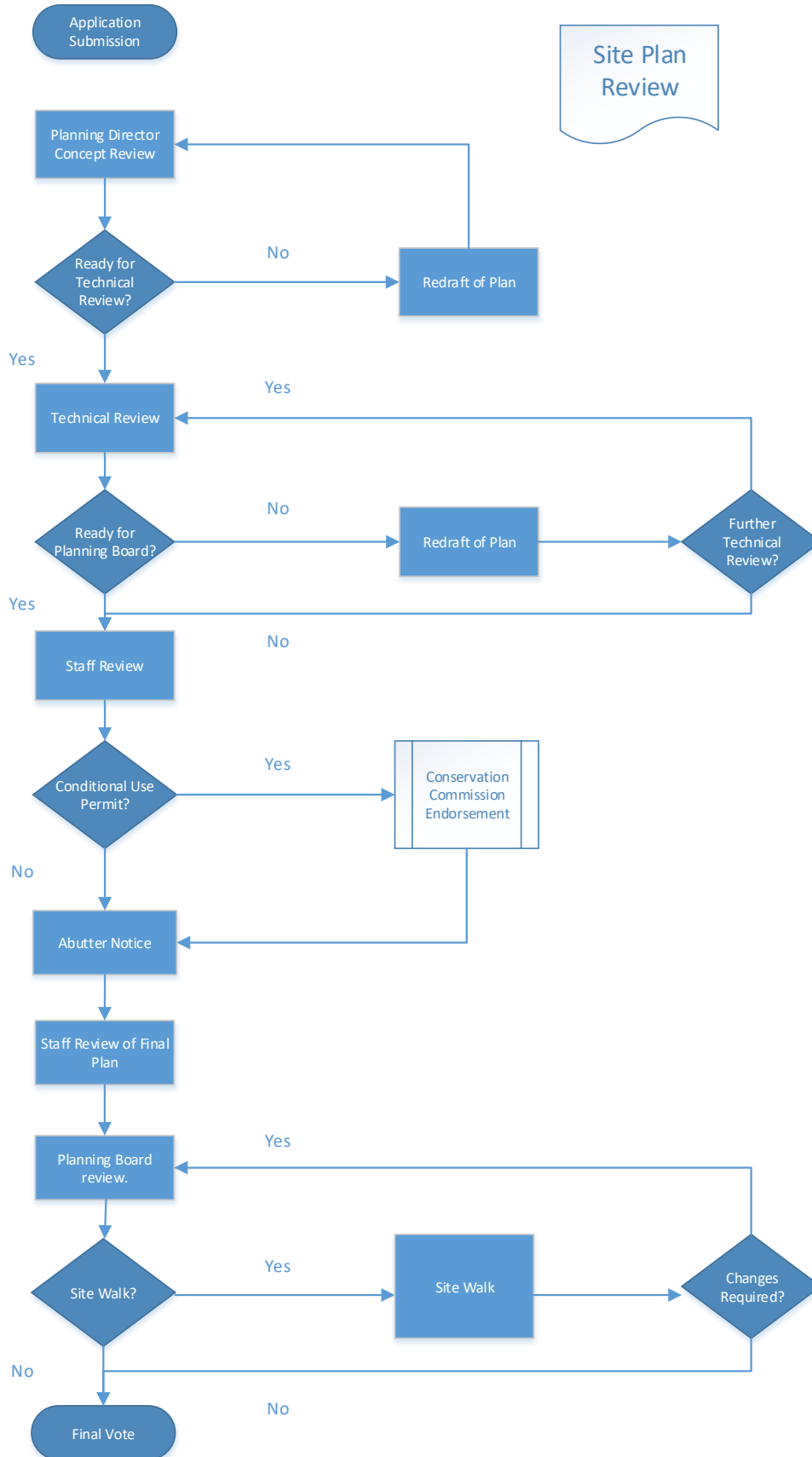
The step within a rectangle is a static step, while those steps within a diamond shape are ones which have more than one potential outcome. Lines connect the steps, but do not indicate a timeline. A project runs at its own pace, and staff will be open and upfront with an applicant at every step to ensure that the whole team understands where an application stands in the process.

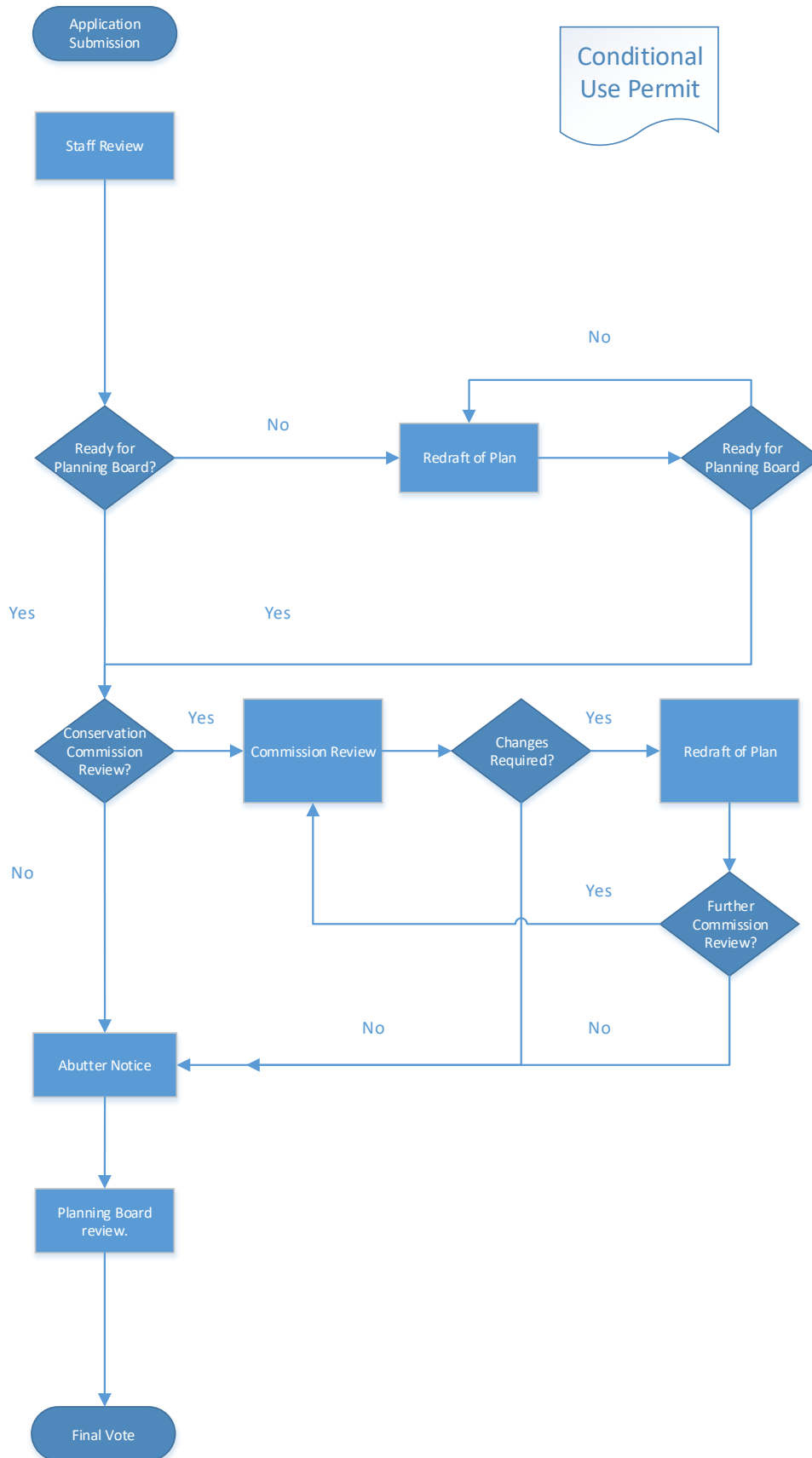












# Post Approval Phase

## Planning Board Applications

Following action by the Planning Board, a Notice of Decision letter, which lists any conditions of approval or reasons for disapproval, is sent to each applicant. When Conditions of Approval are included, they are listed in one of four categories. If a plan is disapproved, applicants may resubmit the plan or appeal the decision to the Strafford County Superior Court. An abutter may appeal the approval to Strafford County Superior Court.

<b>C A T E G O R I E S   O F</b>
<b>C O N D I T I O N S</b>
Prior to signing of the plan
Prior to land disturbance
Prior to Building Permit
Prior to Certificate of Occupancy

When a plan is approved, an applicant has ninety (90) days to meet the conditions required prior to the signing of the plan. The Assistant City Manager may extend this deadline by an additional ninety (90) days. The final step for the applicant is to apply for, and receive, permits from the Building and Engineering Divisions.

## Permitting – Pre-construction

After a plan has been signed by the Planning Board chair, it moves into the development phase. This phase is administered through the Inspections Services Office and Community Services Department which will work with an applicant to understand timelines and milestones. These are initially laid out at a pre-construction meeting, which is held prior to the issuance of a building permit and/or any land clearing. The Engineering Office inspects all site work associated with a project and building activities are handled by the Inspection services office of the Fire Department.

<b>P E R M I T S</b>
Building Construction/Addition
Demolition
Mechanical/Plumbing
Electrical
Certificate of Occupancy
Health
Public Assembly
Burn
Driveway

One function of the pre-construction meeting will be the establishment of truck routes to be used by the applicant during the construction phase of a project. These routes will be set up based upon existing truck routes within the City of Dover, and may not be the shortest route. Factors such as road durability and local traffic patterns are reviewed to develop this truck route.

As part of the pre-construction process, an applicant will work with the City Engineer to develop a surety (cash or letter of credit) for all site improvements, and letter of credit for erosion and sediment control. Surety must be in place before a building permit will be issued, for lots within a subdivision, and before Certificate of Occupancy is issued for a site plan. The surety is returned when the project has been completed and the City Engineer is comfortable with the long term stability of the infrastructure. In addition, the applicant will work with the Community Services Department to develop an operations and maintenance plan for any planned roadways. This plan will include timelines for paving, snow plowing and garbage collection. A separate bond will be collected to cover costs for these services.

When an applicant is ready to submit a building permit, the permit is processed through the Inspection Services Office, and is accompanied by specific building plans, and fees. Additional permits are required for electrical, plumbing and mechanical work. Life safety inspections are also conducted from this office and may be coordinated as needed.

## Certificate of Occupancy

After the conditions of approval have been met and final inspections of a structure have been held, the Building Official will issue a Certificate of Occupancy. The Building Official works with the other staff, as needed, to review the sign off sheet required for the Certificate of Occupancy.

## Other Elements

### Follow up

The Certificate of Occupancy is issued for structures. Improvements to infrastructure must be approved by the Engineering office. The Engineering technician follows the site construction and works with the City Engineer to facilitate the development of a project's infrastructure. If a road is proposed to be turned over the City, the City Engineer will review and recommend acceptance to the City Council, which votes to accept the street as city maintained once a project is completed.

Some portions of a project's development do not require Planning Board approval. These include zoning verification, sign permits, or interpretation and driveway permits. In many cases staff has simple procedures in place for these applications.

### Sign Permits

A sign permit is required prior to the installation of any sign within the City of Dover. Sign permits are available in the Planning Office and are approved by the Zoning Administrator. Once a permit has been issued, replacement of existing signs and support structures, where the area, location or materials are not being altered, do not require a permit, as long as such replacement conform to the regulations.

Site plan applicants may receive concurrent approval of site plans and sign permits during the Planning Board approval process.

### Impact Fees

The City of Dover uses impact fees for new development, defined as the net increase of development to the community, for compensation to the City and the School District for the proportional share of capital facilities generated by the new development in the City of Dover. Any person who seeks a building permit for new development may be required to pay an impact fee in the manner set forth.

For projects appearing before the Planning Board, estimates of fees are brought to the TRC meeting, and fees themselves are assessed at the time of the Building Permit, and payable prior to the issuance of a Certificate of Occupancy. These fees are subject to review and change by the Planning Board, after a public hearing and notice.

Type of Development	Recreation	Police	Fire	Schools	Total Impact Fee Assessments
<b>RESIDENTIAL PER UNIT</b>					
Single Detached	\$1,326	\$325	\$615	\$6,629	\$8,895
Townhouse	\$1,138	\$309	\$548	\$2,125	\$4,120
Two to Three Family	\$1,154	\$357	\$583	\$4,346	\$6,440
Apartments 4+ Units	\$872	\$279	\$447	\$3,003	\$4,601
Manufactured Housing	\$1,227	\$402	\$635	\$4,338	\$6,602
Accessory Dwelling Unit	\$558	\$179	\$286	\$1,989	\$3,012

Apartment over Non-Residential	\$872	\$279	\$447	\$649	\$2,247
Age restricted 55+	\$349	\$152	\$1,163	Pro rata	\$1,664
Age Restricted 62+ or Congregate	\$183	\$181	\$1,609	\$0	\$1,973
<b>NON-RESIDENTIAL PER SQ. FT.</b>					
Retail, Including Restaurants, Clubs	no fee	\$0.71	\$0.87	no fee	\$1.58
Offices and Commercial Services		\$0.33	\$0.59		\$0.92
Industrial, Transportation, Whse, Comm.		\$0.04	\$0.04		\$0.08
Nursing Homes & Assisted Living		\$0.13	\$2.37		\$2.50
Other Institutional Uses		\$0.23	\$0.25		\$0.48
Average Fee (all other)		\$0.24	\$0.39		\$0.63

**Investment Fees**

The City of Dover has made a long term investment in its water and sanitary sewer systems. When projects are required to tie into that system they are expected to pay their fair share of that investment. An investment fee shall be charged for all applicants entering into and utilizing the Municipal Water and Sanitary Sewer System either directly or indirectly. Current fees are available through the Community Services Department. These fees are reviewed and revised annually by the Dover Utilities Commission. Payment of these fees is due at the time of connection to the system, which is before the issuance of a Certificate of Occupancy.

**Driveway Permit**

A driveway permit is required for any construction, reconstruction, alteration, surfacing or resurfacing of any driveway in a manner which affects the size, elevation or grade of such driveway. The Community Services Department must review and approve such construction or alteration and issue a written permit for such work. These permits are available from the Engineering Office and require a schematic of the work to be completed as well as a narrative.

Should the permit be denied, an appeal may be made to the Planning Board for the issuance of the permit.

**Private Roads**

The City of Dover does not require that roads be developed with the anticipation of becoming public right of ways. Any subdivision wishing to have a private roadway developed may do so, provided it meets criteria laid out in Chapter 155, Subdivision of Land. If a private roadway is created, deeds need to reflect this, as should the official subdivision plan. Finally, operation and maintenance plans for solid waste disposal and roadway concerns shall be submitted as part of the home owner’s documentation. Private roads shall be developed and marketed with the knowledge that they will not be turned over to the City after completion. A “private” sign over the street name will be installed.

**Class VI Roads**

Class VI roads are not maintained, and the City has no liability for damages incurred in their use. Development of Class VI roads is governed by NH RSA 231, and may require improvements to the road, and approval by the City Council. During the development process staff will identify special requirements.

**Work in a Public Right of Way**

Any work that is to be performed within the City's Right of Way for an accepted City street **must** be coordinated with the Community Services Department. This includes driveways and public or private utility line installation.

**State/Federal Permits**

Other permits may be required if a project falls under the jurisdiction of state or federal agencies. The most common of these permits are environmental (including wetlands, EPA notice of intent, and Alteration of Terrain permits.) or transportation (including signal alignment or driveway permits on a State road). During the concept and approval process staff will work to identify those permits, and work with the applicant during the post-approval process to navigate the obtaining of those permits.

**Customary Home Occupation Permits**

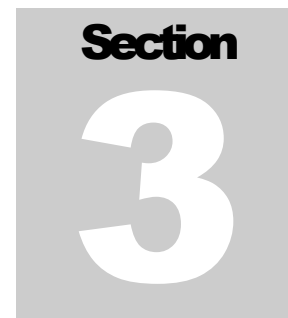
An occupation carried on as a secondary use in a dwelling unit or accessory building by the occupant of such unit is allowed via a Customary Home Occupation permit. These permits are issued by the Zoning Administrator and are allowed in all Residential Districts. Applicants must comply with criteria laid out in Section 170-18. These criteria were developed with the idea of allowing flexibility of use, but also to protect abutters from uses which are objectionable or detrimental to the residential character of the neighborhood.

**Accessory Dwelling Unit Permits**

Accessory Dwelling Units are secondary dwelling units (a) attached and subordinate to a single family dwelling or (b) constructed above a detached garage that is accessory and subordinate to a single family dwelling. A permit is issued, annually, by the Zoning Administrator for these units after a review of criteria laid out in Section 170-24. Single family dwellings with Accessory Dwelling Units are not considered Duplex units, as the two units must remain under the ownership of a resident of the address.

**Historic District**

Dover does not have a Historic District for review of projects.



# Resources

## Contacts

### PLANNING AND COMMUNITY DEVELOPMENT CONTACTS

#### Zoning Administrator

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#### Assistant City Manager: Director of Planning and Strategic Initiatives

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### ECONOMIC DEVELOPMENT AND INSPECTION SERVICES CONTACTS

#### Economic Development Director

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### COMMUNITY SERVICES CONTACTS

#### City Engineer

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#### Engineering Technician

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#### Deputy Community Services Director

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## **Land Use Regulations**

Site Review	Chapter 149
Subdivision of Land	Chapter 155

## **City Code Chapters**

Building Construction	Chapter 68
Building Wrecking and Demolition	Chapter 71
Conservation Commission	Chapter 14
Eating and Drinking Establishments	Chapter 99
Electrical Standards	Chapter 102
Flood Hazard Control	Chapter 113
Housing Standards	Chapter 119
Manufactured Housing Parks	Chapter 149
Planning Board	Chapter 41
Plumbing	Chapter 135
Public Health	Chapter 116
Scenic Roads	Chapter 143
Sewer System	Chapter 147
Streets and Sidewalks	Chapter 152
Subdivision of Land	Chapter 155
Vehicles and Traffic	Chapter 166
Water System	Chapter 148
Zoning	Chapter 170

All of the above code chapters are available at <http://www.dover.nh.gov/government/city-charter-code/> and in the various City offices.