

Property Address 33 Sixth Street
Dover, NH 03820



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: City
Location: _____
Malfunctions: none
Date of Installation: _____
Date of most recent water test: _____
Problems with system: none

SEWERAGE DISPOSAL SYSTEM

Size of Tank: City
Type of system: _____
Location: _____
Malfunctions: none
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

TW RPOA

Property Address 33 Sixth Street
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3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): unknown
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes No

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

TW DPO

Property Address 33 Sixth Street
Dover, NH 03820

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 33 Sixth St.

Unit Number (if applicable): _____

Town: Dover

Maria Wentworth / Janet Wolf OPDA
SELLER

11/5/25
Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: **33 Sixth Street, Dover, NH 03820**

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) MBR Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller <u>Merle P. Wentworth</u>	Date <u>1/15/25</u>	Seller _____	Date _____
Purchaser _____	Date _____	Purchaser _____	Date _____
Agent <u>Mary Beth Rudolph</u>	Date <u>1/15/25</u>	Agent _____	Date _____

96 OCT 25 PM 12:49

REGISTER OF DEEDS
STRAFFORD COUNTY

014927

BK 1894 PG 0554

KNOW ALL BY THESE PRESENTS, THAT I, David G. Jennison of Dover, County of Strafford and State of New Hampshire (mailing address: 5C Floral Avenue, Dover, NH 03820), for consideration paid, grant to Merle P. Wentworth of Milton, County and State aforesaid (mailing address: 26 Silver Street, Milton, NH 03851), with QUITCLAIM covenants, the following:

A certain piece or parcel of land with the buildings thereon, located on the corner of Sixth and Grove Streets in said Dover, Strafford County, State of New Hampshire, being more particularly bounded and described as follows:

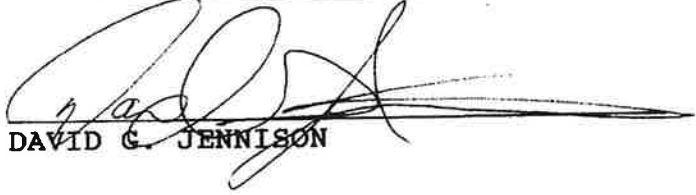
Beginning at the corner of Sixth and Grove Streets at a stake set in the ground and running Northerly along said Grove Street, fifty-three feet four inches (53' 4"), to a hub set in the ground; thence turning and running Easterly along land now or formerly of Emily F. Davis, sixty-six feet five inches (66' 5") to a hub set in the ground; thence turning and running Southerly along land now or formerly of Emily F. Davis, seventy-six feet (76') to Sixth Street; thence turning and running in a Northwesterly direction along Sixth Street, sixty-five feet (65') to the point begun at.

Meaning and intending to convey all of my right, title and interest in and to the premises conveyed to the parties herein by deed of Alden Joy dated February 1, 1995 and recorded in Strafford County Records, Book 1788, Page 719.

Subject, however, to the outstanding mortgage and note in favor of Alden and Rita Joy which the grantee assumes and agrees to pay.

This is not homestead property.


Dated this 25th day of October, 1996.



DAVID G. JENNISON

THE STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD, SS.

Personally appeared the above-subscribed DAVID G. JENNISON and acknowledges the foregoing to be his voluntary act and deed.

Before me,


JUSTICE OF THE PEACE/NOTARY PUBLIC
My Commission Expires: 6/5/01



STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION REAL ESTATE TRANSFER TAX
XXXX THOUSAND XXX HUNDRED AND X60 DOLLARS
10-25-96 238952 \$60.00
VOID IF ALTERED

BK | 894 PG0555

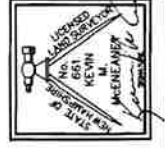
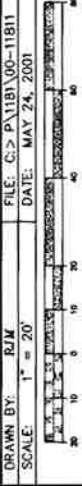
REFERENCE PLANS:

- 1.) PLAN OF LAND EMILY F. DAVIS TO VILDA H. RIEKERT SURVEYED APRIL, 1944; SCALE: 1" = 10'; BY: W.S. WHEELER S.C.R.D. VOL. 496, PAGE 081.
- 2.) PLAN OF LAND BELONGING TO THE DOVER BUILDING ASSOCIATION, SOME PROPOSED STREETS AND LOTS SCALE: 1" = 30'; RECORDED AS FOLDER 2, S.C.R.D. PLAN 54, POCKET 10, FOLDER 2.

NOTES:

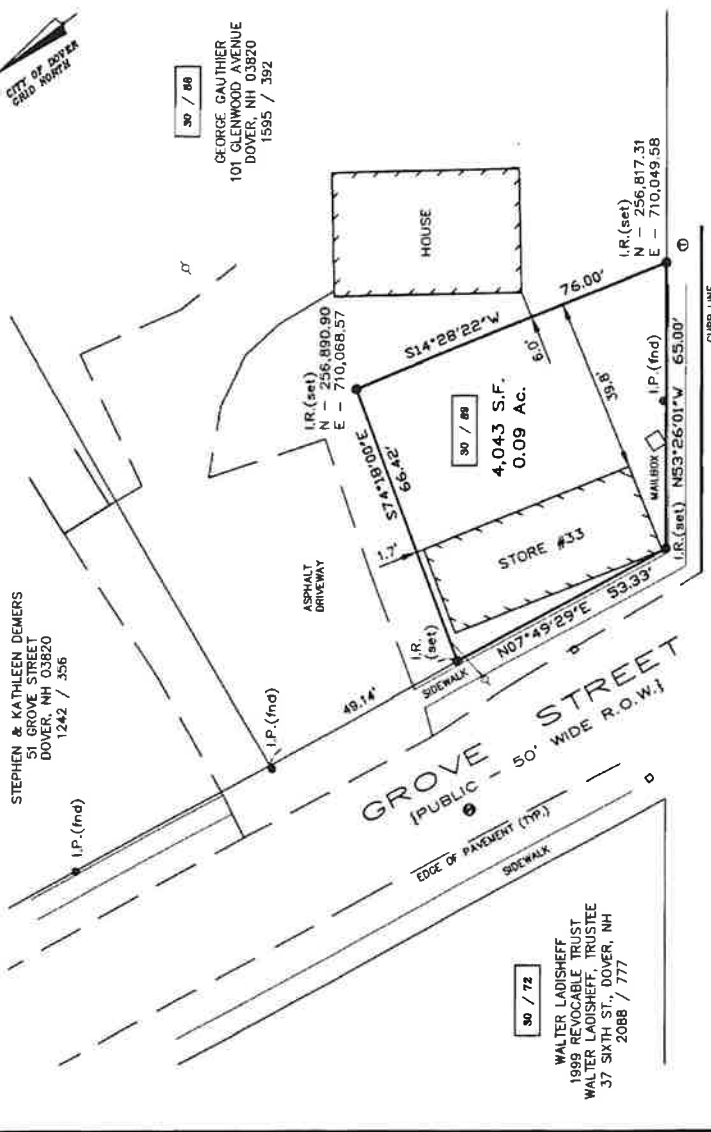
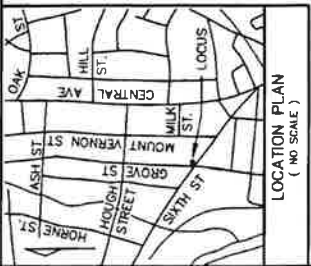
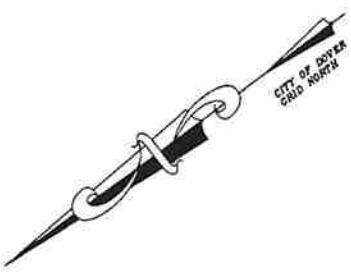
- 1.) OWNER OF RECORD:
MERLE P. WENTWORTH
33 SIXTH STREET
DOVER, NEW HAMPSHIRE
S.C.R.D. VOL. 1894, PAGE 554
- 2.) **30 / 89** - DENOTES TAX MAP AND PARCEL NUMBER.
- 3.) ZONING DISTRICT IS RM-10 (MEDIUM DENSITY MULTIRESIDENTIAL DISTRICT)
MINIMUM LOT SIZE = 10,000 S.F.
MINIMUM FRONTAGE = 80 FEET
SETBACK REQUIREMENTS:
FRONT = 20 FEET
REAR = 15 FEET
SIDE (ABUT A STREET) = 15 FEET
SIDE (ABUT A LOT) = 20 FEET
MAXIMUM LOT COVERAGE = 40 PERCENT
MAXIMUM BUILDING HEIGHT = 40 FEET
- 4.) THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED 100-YEAR FLOOD HAZARD ZONE AS SHOWN ON F.I.R.M. PANEL 330145 0006B; EFFECTIVE DATE: APRIL 15, 1980.
- 5.) BASIS OF BEARING IS THE CITY OF DOVER COORDINATE GRID.

PLAN OF LAND
PREPARED FOR
MERLE P. WENTWORTH
TAX MAP 30, LOT No. 89
33 SIXTH STREET & GROVE STREET
DOVER
STAFFORD COUNTY
NEW HAMPSHIRE



McGeneaney Associates, inc.
P.O. Box 681 - 17 PORTLAND AVENUE
DOVER, NH 03820 (603) 742-0811

SURVEYING - PLANNING - CONSULTING



SIXTH STREET
{ PUBLIC - 66' WIDE R.O.W. }

GROVE STREET
{ PUBLIC - 50' WIDE R.O.W. }

LEGEND

- I.P. (nd) - IRON PIPE (FOUND)
- I.R. (set) - IRON ROD W/ PLASTIC I.D. CAP
- - CATCH BASIN
- ⊕ - SEWER MANHOLE
- ⊙ - TELEPHONE MANHOLE
- - UTILITY POLE
- - CURB LINE
- S.F. - SQUARE FEET
- AC. - ACRE
- R.O.W. - RIGHT OF WAY
- S.C.R.D. - STAFFORD COUNTY REGISTRY OF DEEDS

THOMAS & SUSANNE WTKO
48 B SIXTH STREET
DOVER, NH 03820
1882 / 679

"I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

"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 676:1B)

5/24/01
DATE / KEVIN M. MCGENEANEY ILS 661

NO.	DATE	DESCRIPTION	BY	CHK
01-1269		BOUNDARY	01-3	31-33
PROJECT NO		TYPE	FIELDBOOK & PAGES	

Commercial Property Record Card - Dover, New Hampshire

Property Location:

33 Sixth St

Parcel ID: 30089-000000

Map Block No. 30-89-0-0

Class: C

Use:

307

Card 1 of 1

Current Owner		Previous Owner History		Miscellaneous		Assessment Information	
Name	Deed	Name	Deed	Deed Info:	Assessed Value:	Inc:	Prior
Wentworth Merle P 33 Sixth Street Dover Nh 03820		Jennison David G & Wentworth M	1788/0719	1894/554-10/25/1996	166,600	147,300	
		Joy Alden R	1568/105	Zoning: CBD-M	111,200	108,100	
		Fleet Bank-Nh	01431/0015	Neighborhood: 100	277,800	255,400	
				Units: 1	Assessed Information:	Value:	277,800
				Street/Road: Public			
Notes		Entrance Information		Effective DOV: 4/1/2024			
Abc Lock & Key Corner Lot		Date	Time	ID	Actv	Entrance Code	Source
		04/30/1992			SW	Entry & Sign	
		06/06/2017			P BL	Ext. Insp.	
		08/10/2010			C TC	Ext. Insp.	

Sales History			
Book/Page	Date	Price	Validity
1894/554	10/25/1996	6,000	2 4
1788/0719	01/02/1995	55,000	2 9

Permit Information			
Date	Permit #	Price	Purpose
11/14/2016	16-524	7,400	Rplc RfW/ Meta
02/23/1995	5283	1,000	Remodel

Land Information			
Type	Size	Grade	Influence Factor 1, 2 and %
Primary	A	0.1 0	0
Residual	A	0 0	0
Total Acres for this Parcel			0.1
Total Land Value			166,600



2005 8 15
30089-000000

Inspection witness by:

Commercial Property Record Card - Dover, New Hampshire

Property Location:
33 Sixth St

Parcel ID: 30089-000000

Map Block No. 30-89-0-0

Class: C

Use:

307

Card 1 of 1

Current Owner	
Wentworth Merle P 33 Sixth Street Dover Nh 03820	

Previous Owner History		
Name	Deed	Date
Jennison David G & Wentworth M	1788/0719	01/02/1995
Joy Alden R	1568/105	08/06/1991
Fleet Bank-Nh	01431/0015	

Miscellaneous	
Deed Info:	1894/554-10/25/1996
Zoning:	CBD-M
Neighborhood:	100
Units:	1
Street/Road:	Public

Assessment Information	
Assessed Value:	*
Inc:	166,600
Land:	147,300
Bldg:	111,200
Total:	277,800
Assessed Information:	Value: 277,800
Effective DOV:	4/1/2024
Value Flag:	COST VALUE

Notes	
Abc Lock & Key Corner Lot	

Entrance Information			
Date	Time	ID	Source
04/30/1992	SW		Entry & Sign
06/06/2017	P	BL	Ext. Insp.
08/10/2010	C	TC	Ext. Insp.

Sales History			
Book/Page	Date	Price	Validity
1894/554	10/25/1996	6,000	2 4
1788/0719	01/02/1995	55,000	2 9

Permit Information			
Date	Permit #	Price	Purpose
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02/23/1995	5283	1,000	Remodel

Land Information			
Type	Size	Grade	Influence Factor 1, 2 and %
Primary	A	0.1	0
Residual	A	0.0	0
Total Acres for this Parcel			0.1
Total Land Value			166,600



Inspection witness by:



Property Information

Property ID 30089-000000
Location 33 SIXTH ST
Owner WENTWORTH MERLE P
Land Use 307
Zoning Code CBD-M



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 10/30/2023
Data updated Daily

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

CBD Mixed Use Sub-District



The information included in this table represents the requirements for development in this sub-district; see Section 170-20 for additional requirements (Adopted 12/9/2009 per O-2009.09.09-15, Amended 09/11/2019 per O-2019.08.28-12).

STATEMENT OF PURPOSE

This is an area in transition. Once the homes of the mills' managers and the community's professionals and successful merchants, shipbuilders, sea captains, and others, these stately Victorian buildings are a tribute to Dover's financial success during the height of the mill economy. These elegant structures lend grace to the community. While some of the existing buildings remain as single family residences, others are being converted to apartments and offices. As new structures replace older ones, they should follow the setback and massing of earlier structures. Residences in these newer buildings should be restricted to upper levels. Landscaping is an important element of this district, in both the public and private arenas.

DIMENSIONAL REGULATIONS*

Principal Building	
Lot Size	N/A
Minimum Lot Coverage	50%
Frontage Build-Out	60% min.
Front Primary BUILD TO LINE	5 ft. min - 20 ft. max
Front Secondary BUILD TO LINE	5 ft. min - 20 ft. max
Side Setback	5 ft. min - 20 ft. max
Rear Setback	10 ft. min - 20 ft. max
Outbuilding	
Front Setback	20 ft. min
Side Setback	5 ft. min
Rear Setback	5 ft. min
Private Frontages	
Common Yard	Permitted
Porch and Fence	Permitted
Terrace/Lightwell	Permitted
Stoop	Permitted
Shopfront/Awning	Permitted
Gallery	Not permitted
Height of Building	
Principal Building	3 story max, 2 story min
Outbuilding/Accessory	2 story max

*CUP (170-20B) may be used to adjust standards.

PARKING LOCATION STANDARDS (SEE 149-14)

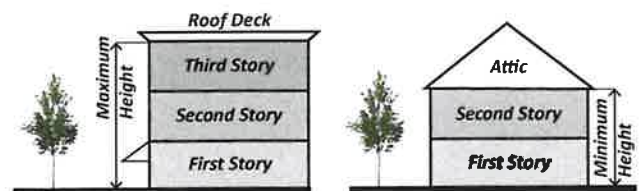
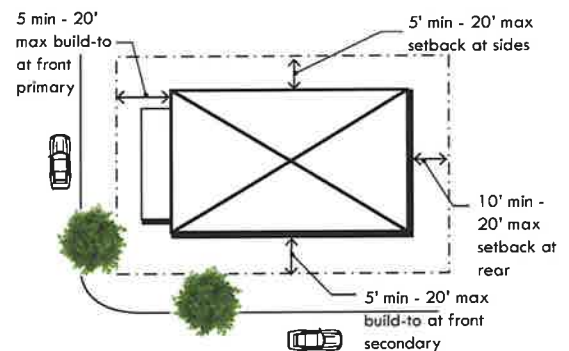
New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

PERMITTED USES*

Use	
Residential	Permitted, but not on GROUND FLOOR except in existing STRUCTURES; density allowed at 5,000 sf. per unit, 10 units max
Lodging	Permitted, up to 12 rooms w/ stays up to 14 days
Professional Services & Offices	Permitted
Eating & Drinking Establishments	Not permitted
Retail/Personal Services	Permitted
Industrial	Not permitted
Civic	Permitted
Drive-Thru Services	Not permitted
Other	Via Conditional Use Permit

*CUP (170-20B) may be used to adjust standards.

PRINCIPAL BUILDING PLACEMENT



PRINCIPAL BUILDING HEIGHTS

SIGN REGULATIONS

Sign Size & Quantity	
Total signs permitted	2
Total area of all signs	12 sf
Sign Type	
Freestanding	Not permitted
Projecting	Not permitted
Wall/Awning	Permitted- area may be increased if Mill Motif is adhered to.
Temporary	Permitted per- 170-32.Q (1)

ARCHITECTURAL STANDARDS*

Preserving and enhancing the architectural tradition, history, and visual appeal of the Central Business District is integral to maintaining the character and identity of our community. Buildings designs and materials should enhance the appearance of Dover, reinforce pedestrian character where appropriate, reflect a consistency found within the sub-district, neighboring buildings, and natural and cultural resources. Building design should also minimize potential aesthetic conflicts between residential and nonresidential uses and between single family and multifamily uses. Architectural Standards are not intended to stifle creativity or variety, but produce designs respectful of place and context. **For more information, please see Section 2 of Dover's CBD Architectural Design Guidelines.**

The following **Architectural Standards** must apply for a residential building with 5 units or more and all mixed use/non-residential uses. Applicants will also be expected to prepare a narrative explaining how the project meets all of the architectural standards.

Required Ground Floor Standards:

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.
- The use of ground floor exterior lighting on the building should offer a feeling of warm security and increase safety to pedestrians without being overwhelming.

Required Building Standards:

- Building designs shall be harmonious with neighboring structures in terms of mass, width, height, proportion, spacing, and setback.
- All exterior walls that front on a public way with adjacent pedestrian traffic/infrastructure must incorporate wood, brick, stone or a suitable contemporary material appropriately detailed within the first 20 vertical feet.
- Large structures shall be broken into smaller masses to provide human scale, variation, and depth.
- The design of the building shall incorporate views that are directed to the street and garden/courtyard rather than adjacent neighbors.
- Buildings shall be placed at or near the street, along the outer edge of their sites, to ensure the unity of those streets and to encourage and facilitate pedestrian activity.
- Utility elements shall be screened in an aesthetically pleasing manner.
- Garages shall not face the street.
- Solar/Green Roof Standard:
 - All buildings must be solar ready
 - Commercial and mixed use buildings that are 25,000 sq ft or more must also incorporate solar panels and a green roof on at least 30 percent of the roof area.

Optional Standards:

- Use of architectural details and changes in depth are encouraged on building elevations to increase visual interest and scale.
- Use of elements that accentuate and/or provide coverage at the entry such as canopy, porch, recessed entry, etc. are encouraged.
- Ornamental roof features that exceed the allowed building height are subject to the CUP process.
- Energy efficient design techniques, LEED standards, or an equivalent standard are encouraged.
- Other integrated green infrastructure elements are encouraged.

**CUP (170-20B) may be used to adjust standards.*

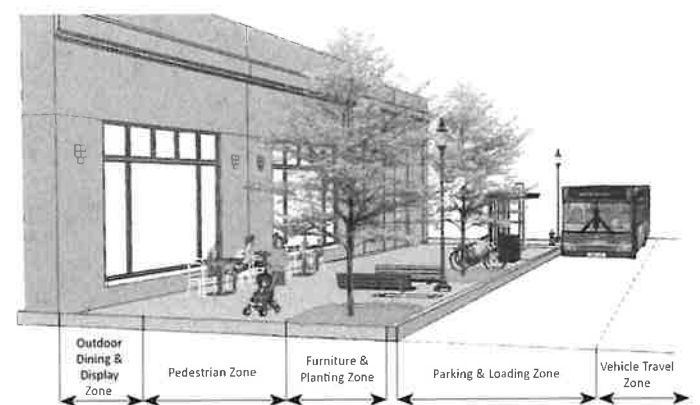
STREETSCAPE STANDARDS

Streetscape standards were crafted to ensure streets in mixed use areas of the CBD have a relationship with adjacent buildings, accommodate pedestrians and bicyclists, and are compatible with the character of Dover's neighborhoods. All street elements must be consistent with Dover Streetscape and Landscape Standards. **For more information on streetscape standards, please see Section 3 of Dover's CBD Architectural Design Guidelines.**

- Sidewalks shall be brick and a minimum of 5 feet wide.
- Street trees shall be planted at an average spacing of 25 to 30 feet on center. Planting method shall allow for maximum root zone space where possible. Existing healthy street trees shall be protected, if possible.
- Unpaved ground area along the frontage shall be planted with appropriate groundcover or shrubs, no bare ground or mulch-only areas permitted. Low Impact Development techniques such as rain gardens, bioretention areas, tree boxes and other green infrastructure techniques shall be incorporated into these landscaped areas.
- Projects shall be designed to maintain and enhance, the quality of vehicular, bicycle and pedestrian circulation and safety on affected public streets.
- Street furniture shall, at a minimum, be provided as follows:
 - 1 bench for every 75 feet of frontage.
 - At least 1 waste bin at each block corner.
 - 1 bike rack per non-residential project.
- Lighting and mechanical equipment standards per 170-20(E)(3) (d).
- Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area. in front of their buildings and maintain in such a way so that the walkway is cleared.
- Approved public art is encouraged.

**CUP (170-20B) may be used to adjust standards.*

STREETSCAPE ELEMENTS



**CUP (170-20B) may be used to adjust standards.*