

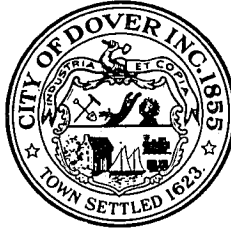
5. Revise the plan by correcting Note #12 on sheet #3 to indicate the 2000 International Building Code, not 1990.
6. Revise the plan by adding the light pole height information to sheet #7.
7. Revise the plan by increasing the aisle width from 18 feet to the required 22 feet for the five parking spaces on the western side of the building.
8. Revise the plan by amending sheet #5 to show the sidewalk on the east side of Garrison Road, from the driveway north to Seaborne Drive. A set of engineered construction plans shall be submitted for approval by the City Engineer, prior to final approval. The applicant is responsible for the installation of the sidewalk, which shall be completed prior to the issuance of a certificate of occupancy. The funds required to be contributed by Business Partners, Inc. as part of the approval of the subdivision (P02-66) shall be also be used to fund the sidewalk construction.
9. The applicant shall contribute a fair share contribution in the amount of \$375.00 for the improvements to the Back River Road/Garrison Road intersection. The contribution is due prior to the issuance of the first building permit.

ITEM #5: New Business

STEVEN J. STANCEL

Director

ve.stancel@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169

(603) 516-6008
Fax: (603) 516-6007
www.ci.dover.nh.us

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Department Staff
DATE: January 6, 2004
SUBJECT: Staff recommendations for agenda items for the February 10, 2004 Planning Board Meeting

ITEM #3: Application for a minor subdivision of land for Deborah Reed, (Owners William & Sheila Dube Revocable Trust) Assessor's Map K, Lot 42, zoned R-12 & B-3, located on Middlebrook Rd./Dover Point Rd. (P04-3)

The Planning Department recommends that the subdivision plat be approved with the following conditions:

1. Add the owner's signatures to the plat.
2. Provide the Planning Department with a digital version of the final plat.

ITEM #4: Application for a site plan of land for Deborah Reed, (owner William & Sheila Dube Revocable Trust) Assessor's Map K, Lot 42, zoned R-12 & B-3, located Dover Point Rd. (P04-2)

The applicant met with the Technical Review Committee on January 15, 2004 (see enclosed TRC meeting notes). The plans in your packets have not been revised to reflect the TRC discussions. The Planning Department recommends that the Planning Board accept the application, open the public hearing and then table the application in order to schedule a site walk and allow the applicant to present revised plans.

ITEM #5: Public Hearing and possible vote on amendments to Chapter 155-"Subdivision of Land" of the code of the City of Dover. The amendments, to 155-22, clarify requirements (zone, original lot size) for an Open Space Subdivision (OSS). The amendments require financial documentation demonstrating that the proposed yield plan is realistic and practical. The amendments also remove utility, preliminary hearing and impact statement prerequisites for mandatory OSS, while leaving the preliminary hearing and impact statement prerequisites for non mandatory ones. Finally, the amendments change the minimum lot size for R-12 lots, within an Open Space Subdivision, from 10,000 square feet to 8,000 square feet and change the setbacks from 15 - 10 feet. The full text is available for public inspection in the Planning Department and on the City's website at www.ci.dover.nh.us.

Please review the enclosed subdivision regulation amendments, which have been revised to incorporate the changes recommended by the Planning Board at the last meeting.