

ITEM #5: Old Business

a. Discussion and possible vote regarding carwash for Reed/Dube, located on Dover Point Road.

The Planning Department will have a recommendation to present to the Planning Board at the meeting. The following is a list of potential conditions and issues:

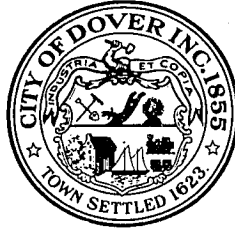
1. Add the signatures for both owner's (Dube and Weathervane) to the plan.
2. Approval includes the granting of a Conditional Use Permit for the encroachment into the wetlands buffer.
3. The applicant shall prepare a storm water management system maintenance plan, which shall be reviewed and approved by Dean Peschel prior to signing the plan.
4. The applicant shall prepare and submit to the Conservation Commission, a follow-up report after the installation of the sanitary sewer and subsequent seeding and planting.
5. The applicant shall prepare a flowage easement for stormwater runoff across Map K, Lot 42A for the benefit of Map K, Lot 42-1 and Map K, Lot 30N, and provide proof that such easement has been recorded at the Strafford County Registry of Deeds.
6. The applicant shall prepare an access easement for the common driveway and provide proof that such easement has been recorded at the Strafford County Registry of Deeds.
7. Revise the plan by extending the fence along the northerly property line so that it is within forty feet of the front property line.
8. Revise the plan by adding shrubs between the pin oak trees, from the sidewalk in front of the Weathervane, along the parking lot and the car wash property and along the northern property line to meet the row of arborvitae.
9. Waivers are required for the reduced aisle width in the Weathervane parking lot and to allow the pavement within five feet of the side property line for the shared driveway.
10. The applicant agrees that the doors of the automatic car wash bays will be programmed to close during the wash and drying cycles during the months of September to March, and close from 9:00 PM to 7:00 AM during the rest of the year.
11. The applicant shall conduct a noise study that will measure the noise levels before the car wash is built and after the facility is operational. The noise levels shall be measured at the location of the homes at 5 Middlebrook Land and 1 Elliot Park, once during the day with the car wash bay doors open and once during the night with the doors closed. If the study finds an increase in the noise levels during operation of the car wash, the Planning Board reserves the right to review the noise issue and require additional steps to reduce the noise such as closing bay doors and placing limits on the hours of operation.

ITEM #6: New Business

a. Impact Fee Waiver Request for Ronald & Sue Burd for, Assessor's Map M, Lot 76-21, located at 51 Waterloo Circle

The applicant has requested that this item be postponed until the March 23, 2004 meeting.

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Department Staff
DATE: February 20, 2004
SUBJECT: Staff recommendations for agenda items for the February 24, 2004 Planning Board Meeting

ITEM #3: Application for a minor subdivision of land for Dover Vocational Trust, Assessor's Map H, Lot 23, zoned R-20, located on Bellamy Rd./Littleworth Rd.(1 lot) (P04-05)

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.
3. Revise the plat by adding the surveyor's stamp and signature.
4. Revise the plat by adding the abutters' names for the parcels across Bellamy Road and Littleworth Road.
5. Revise the plat by adding a note indicating the amount of contiguous uplands on the proposed lot.
6. Revise the plat by adding the standard floodplain note.
7. Revise the plat by adding the standard street address note.

ITEM #4: Old Business

a. Discussion and possible vote regarding Seacoast Geriatrics, located on Garrison Rd. (P03-69).

The applicant met with the Conservation Commission on February 2, 2004 and received a favorable recommendation. Please review the memo dated February 20, 2004 from Bruce W. Woodruff and the traffic assessment prepared by William J. Bray, P.E. The Planning Department recommends approval of the site plan with the following conditions:

1. Add the owner's signatures to the plan.
2. Approval includes the granting of a Conditional Use Permit for the encroachment into the wetlands buffer.
3. The applicant shall complete a Lot Merger Form for the Planning Board's signature. The form shall be recorded at the Strafford County Registry of Deeds prior to final approval.
4. Revise the plan by correcting the label for the access easement to refer to lot J-2 instead of lot 11 on sheet #2.