

3. **Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill Road.**
4. **Public hearing and consideration of a request for an extraction permit by James P. Griffin and Tyra, Inc., Assessor's Map H, Lot 60, zoned R-40, located off Mast Road.**
5. **Public hearing and consideration of a request for an extraction permit by Proven Aggregates, Assessor's Map H, Lot 61 and 59, located on Mast Road.**

**ITEM #7: Old Business**

- a. **Discussion and possible vote on major subdivision for Changing Places, LLC, located on Columbus Ave. (P03-68) (17 lots)**

Enclosed is the revised plat for your review. The applicant will be updating the Planning Board on the revisions made since the last appearance before the Board. There are still some outstanding issues that the applicant is discussing with Engineering and Planning, so the plat is not ready for a final vote. The redesign of the drainage system has resulting in additional encroachments into the wetlands buffer, which will have to be reviewed by the Conservation Commission.

**ITEM #8: New Business**

- a. **Request for an Impact Fee Waiver for Dalton & Myra Jagh, Assessor's Map C, Lot 50D, located at 78 Watson Rd.**

This lot was part of a lot line adjustment plat approved by the Planning Board on August 13, 2002, prior to the Planning Board's vote to adopt the school impact fee. The plat was signed by the Planning Board Chair and recorded at the Registry of Deeds on August 16, 2002. The building permit for the house on the parcel was issued on June 30, 2003. RSA 674:39 states, in part, that subdivision plats that have been approved and recorded are exempt from zoning ordinance amendments for four years, provided that substantial completion of the improvements on the plat have occurred and that active and substantial development has begun within 12 months. The authority for impact fees was adopted as Chapter 170-28.7 in the zoning ordinance. Due to the fact that this lot was approved prior to the adoption of the school impact fee and is protected from zoning changes under RSA 674:39, the Planning Department recommends that the waiver be granted.

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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	March 19, 2004
SUBJECT:	Staff recommendations for agenda items for the March 23, 2004 Planning Board Meeting

**ITEM #3: Application for re-approval of a site plan of land for Terra Nova Property I, L.L.C., Assessor's Map D, Lot 14-3B, zoned I-4, located off Venture Drive. (P01-50)**

The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signatures to the plat.
2. Add the surveyor's stamp and signature to sheet T-2.
3. Add the engineer's stamp and signature to sheets SP-1-4.
4. The applicant shall provide an architectural rendering of the proposed building.
5. The applicant shall record the Utility Easement Deed at the Strafford County Registry of Deeds and provide a copy to the Planning Department prior to final approval.

**ITEM #4: Old Business**

**a. Discussion and possible vote regarding Reed/Dube carwash, located on Dover Point Road. (P04-02)**

The Planning Department recommends that the application remain on the table until the next meeting. The applicant is working on addressing the issues raised at the last meeting.

**b. Discussion and possible vote regarding Community Development Block Grant (CDBG) Funding.**

Please review the enclosed memo containing the staff recommendations. ***Please remember to bring your red CDBG binders to the meeting.***

**ITEM #5: New Business**

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

This lot was part of the Captain's Landing subdivision approved by the Planning Board on September 8, 1998, prior to the Planning Board's vote to adopt the school impact fee. The