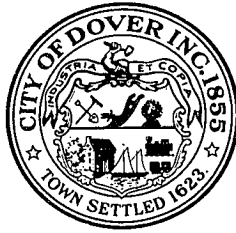


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	May 19, 2004
SUBJECT:	Staff recommendations for agenda items for the May 25, 2004 Planning Board Meeting

ITEM #3: Application for a Site Plan of land and Conditional Use Permit for Laconia Savings Bank (Owner NP Dover LLC) Assessor's Map 38, Lot 6A-4, zoned B-3, located on Central Avenue. (P04-11)

The applicant appeared before the Conservation Commission on April 5, 2004 regarding the Conditional Use Permit (minutes enclosed) and the Technical Review Committee on April 8, 2004 (TRC notes enclosed). The Planning Department recommends that the site plan and Conditional Use Permit be approved with the following conditions:

1. Add the owner's signature to the plat.
2. Provide the Planning Department with a copy of the executed grading easement granted by the owner of Lot #6A2, prior to the issuance of the building permit.
3. Provide the Planning Department with a copy of the executed drainage easement granted by the owner of Lot #6A, prior to the issuance of the building permit.
4. Revise plan to add a detail of the proposed fence.
5. Revise plan by amending Note #22 on sheet C-4 to update the dates of the code references.
6. Revise the plan by amending the retaining wall note on sheet C-9 so that the final design is submitted to the City Engineer, not the Building Inspector, and change "Massachusetts" to "New Hampshire" in two locations.
7. Change the HDPE pipe coming in and out of WQ inlet to RCP pipe.
8. Install the proposed SMH 1 on the existing 10" sewer main just off the pavement. This will prevent having to tie in directly to the pump station wet well.
9. Move proposed DMH 1 closer to the curb line to facilitate future extension of the sewer main.
10. As the proposed sidewalk along the access road will be below street grade, a slight swale will be installed behind the sidewalk to insure that stormwater from the street will flow over the sidewalk and end up in the existing catchbasin.

ITEM #4: Application for a minor lot line adjustment of land for Robert Gifford, Assessor's Map A, Lots 8 & 8D, zoned R-12, located at Old Rochester Rd. (P04-19)

The Planning Department recommends approval of the minor lot line adjustment plat with the following conditions:

1. Add the owner's signature to the plat.
2. Revise the plat to add the minimum building setback lines for both lots.
3. Provide the Planning Department with proof that the Somersworth Planning Board has approved the plat.
4. Provide the Planning Department with a digital (DXF) copy of the approved lot line adjustment.

ITEM #5: Application for a minor subdivision of land for McEneaney Survey Associates, Inc. (Owner: Noreen Stewart Bowers), Assessor's Map C, Lot B, zoned R-40, located at 148 County Farm Rd. (P04-20) (1 lot)

The Planning Department recommends approval of the minor subdivision plat with the following conditions:

1. Add the owner's signature to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. Provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
4. Revise the plat by adding the location of the flood hazard area on the property.

ITEM #6: Application for a minor lot line adjustment of land for Mathew Williams III & Leslie Molleur, Assessor's Map N, Lots 20, 20-3 & 20-4, zoned R-40, located at Mallard Lane. (P04-21)

The Planning Department recommends approval of the minor lot line adjustment plat with the following conditions:

1. Add the owner's signature to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. Revise the plat by adding the names and addresses of the abutters across the river.
4. Provide the Planning Department with a digital (DXF) copy of the approved lot line adjustment.

ITEM #7: Application for a minor lot line adjustment of land for Marc & Aimee Normandeau & Charles & Sheila Kageleiry, Assessor's Map M, Lots 74B, 75 & 75A, zoned R-40, located at Dover Neck Rd. (P04-22)

The Planning Department recommends approval of the minor lot line adjustment plat with the following conditions:

1. Add the owner's signature to the plat.
2. Add the surveyor's stamp and signature to the plat.
3. Revise the plat by amending Note #7 by adding the Riverfront Residential Overlay District.
4. Revise the plat by labeling the 95.04' property line between lot 75A and lot 75 as "Existing boundary to remain".
5. Provide the Planning Department with a digital (DXF) copy of the approved lot line adjustment.

ITEM #8: Public Hearing for consideration of a revision to a fence location approved under a court consent decree for Albert & Dorothy Berthiaume, Assessor's Map 7, Lot 19A, zoned RM-12, located at 57 Boston Harbor Rd.

A copy of the court consent decree is enclosed for your review. Paragraph 5 of the decree requires that any change in location of their fence be approved by the Planning Board. The proposed location will be along the eastern property line. The Planning Department recommends approval of this new fence location.

ITEM #9: Public Hearing for consideration of a building permit on a Class VI road per RSA 674:41-I(c), for John & Karen Brough, Assessor's Map J, Lot 5, zoned R-40, located on Old Garrison Rd.

The applicant is seeking to obtain a building permit for a single family home on a lot of record on Old Garrison Road, which is a Class VI road. RSA 674:41-I(c) (copy enclosed) requires that the Planning Board review and comment before the City Council votes to issue a building permit on a Class VI road. The Planning Department will submit a recommendation prior to the meeting.

ITEM #10: Old Business

a. Discussion and possible vote on major subdivision for Justin & Elizabeth Krupp, Henry Law Ave. (P04-07) (8 lots)

The applicant has requested waivers to Chapter 155-32, G & H, regarding alignment of the proposed road. The Planning Department supports the waiver request because the road location is limited due to the lot configuration. The Planning Department recommends approval of the subdivision plat and Conditional Use Permit with the following conditions:

1. Add the owner's signature to the plat.
2. In lieu of providing on-site recreation, the applicant agrees to contribute the sum of \$1,400 to the City for off-site recreation improvements. This payment shall be made prior to the issuance of the first building permit.
3. The applicant shall pay the Community Services Vehicle Capital Improvement Program fee, in the amount of \$1,935, prior to the issuance of the first building permit.
4. Approval includes granting the Conditional Use Permit.
5. The applicant shall grant an assess easement to the City for the 3,820 square foot section of lot #4 necessary to allow for a future road extension. Said easement shall be granted prior to the issuance of the first building permit.
6. Revise the plat by revising note #8 by correcting the address for Darrell Rugg.
7. Revise the plat by labeling the eastern lot line between the Rugg parcel and the Krupp parcel as "lot line to be eliminated".
8. The berm and buildings as shown on the revised plan will be constructed as shown

b. Discussion and possible vote on a request for a rezoning of a 20-acre area of Dover Point Rd. on the west side of Dover Point Rd between Dover Auto World and the Cemetery from R-12 to B-5.

Please bring the rezoning material previously distributed to the Planning Board.

c. Discussion and possible vote on a request for a rezoning of a 17.3 acre area of land located off the Spaulding Turnpike between Tolend Rd and Columbus Avenue from I-4 to R-20.

Please bring the rezoning material previously distributed to the Planning Board.

ITEM #11: New Business