

1. Conditional Use Permit for wetland impact for the sewer line and the pond encroachment into the wetland buffer.
2. Waiver for 24-foot wide road pavement.
3. Owner's signatures.
4. Surveyor's stamp.
5. Landscaping easement.
6. Existing buildings on lot #26 should be removed prior to recording the plat.
7. Timing of availability of sewer that is being extended by another party.
8. Calculation of Community Services Vehicle Capital Improvement Program fee.
9. Calculation of off-site recreation contribution.
10. Road names.
11. Engineering issues.

ITEM #6: New Business

- a. **Lot Merger for William Goldstein/KAB Realty Management, LLC, Assessor's Map 10, Lots 89 & 103, located on Folsom St.**

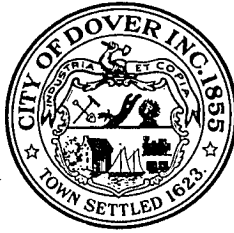
The Planning Department recommends that the lot merger be approved.

- b. **Request for an Impact Fee Waiver for R2 Realty Trust for Assessor's Map C, Lot 2B-10, located at 41 Sandpiper Drive.**

This lot was part of the Heron Cove subdivision approved by the Planning Board on April 27, 1999, prior to the Planning Board's vote to adopt the school impact fee. The plat was signed by the chair on June 17, 1999 and recorded at the Registry of Deeds the same day. Substantial construction of the road began within one year of recording the plat and the first building permit within the subdivision was issued on January 27, 2000. 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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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	May 7, 2004
SUBJECT:	Staff recommendations for agenda items for the May 11, 2004 Planning Board Meeting

ITEM #3: Application for a Site Plan of land for Trittech Engineering Corp. (Owner Jesse Andrew Galt & John Galt), Assessor's Map 28, Lot 9A, located at 753 & 755 Central Avenue. (P04-17)

The applicant met with the Technical Review Committee on April 29, 2004 (see enclosed TRC notes)
The Planning Department recommends approval of the site plan with the following conditions:

1. Add the owner's signature to the plan.
2. Add the surveyor's and engineer's stamp and signature to the plan.
3. Any additional conditions recommended by the City Engineer.

ITEM #4: Public Hearing for a request for a rezoning of a 20-acre area of Dover Point Rd. The area is on the west side of Dover Point Rd between Dover Auto World and the Cemetery from R-12 to B-5. Tax map lots included are: K-31, K-32, K-33, K-34, K-35, K-36, K-37, and K-38.

The enclosed notice was mailed to all property owners within the area of the rezoning and within 100 feet of the area proposed for rezoning. A petition against the proposed rezoning is also enclosed.

ITEM #5: Public Hearing for 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. The land is a portion of tax map lot G-19B.

The enclosed notice was mailed to all property owners within the area of the rezoning and within 100 feet of the area proposed for rezoning.

ITEM #6: Public Hearing to hear requests for Extraction Permits. – Please review the Planning Department's enclosed memo for recommendations on the gravel pits.

1. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.
2. Public hearing and consideration of a request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53, zoned R-40, located on Mast Road.