

ITEM #6: Application for an amendment to a site review of land for The Kane Co. (Owner, 171 Watson Rd. of Dover Holding Corp) Assessor's Map E, Lots 27, 27D, 27E, 31, zoned ETP, located on Sixth Street. (P04-26)

The applicant met with the Conservation Commission on June 7, 2004 for the Conditional Use Permit and received a favorable recommendation. The applicant attended a Technical Review Committee meeting on June 10, 2004 (see TRC notes). The revised site plan and intersection/signal plan is being reviewed by the City Engineer. The Planning Department will have a recommendation for action ready for the meeting.

ITEM #7: Old Business

a. Discussion and possible vote on Changing Places, Cotswold Subdivision, located on Columbus Ave. (20 lots)

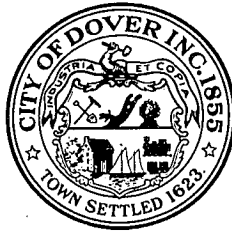
The applicant attended the June 7, 2004 Conservation Commission meeting to discuss the Conditional Use Permit. The Planning Department may have a recommendation for action ready for the meeting.

The following is a list of outstanding issues:

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 #8: 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: June 4, 2004
SUBJECT: Staff recommendations for agenda items for the June 8, 2004 Planning Board Meeting

ITEM #3: Application for a site plan of land for Dover School Department, Assessor's Map I, Lot 2G, zoned RM-12, located at 50 Garrison Road. (P04-18)

RSA 674:54 provides for the planning board review of governmental land uses and nonbinding written comments relative to conformity or nonconformity of the proposal with normally applicable land use regulations. The applicant met with the TRC on May 27, 2004 (see enclosed TRC notes). The Planning Department recommends the following:

1. The School Department should address the erosion problem currently existing at the outlet of the PVC drain pipe and fence the area off for safety purposes.
2. The School Department should consider all of the recommendations made at the TRC meeting.

ITEM #4: 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. (P04-23) (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. Revise the plat by adding the Strafford County Registry of Deeds recording numbers to reference plan numbers 1, 4 and 5.

ITEM #5: Old Business

a. Discussion and possible vote on Changing Places, Cotswold Subdivision, located on Columbus Ave. (20 lots)

The applicant is scheduled to attend the Conservation Commission meeting on June 7th to discuss the Conditional Use Permit. The following are a list of outstanding issues: