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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

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| TO: | Planning Board Members |
| FROM: | Planning Department Staff |
| DATE: | July 9, 2004 |
| SUBJECT: | Staff recommendations for agenda items for the July 13, 2004 Planning Board Meeting |

ITEM #3: Application for a Conditional Use Permit for Woodwind Farms, LLC, Assessor's Map N, Lot 8-1, zoned R-40, located 287 Gulf Road. (P04-28)

The applicant is scheduled to meet with the Conservation Commission on July 12, 2004 for the Conditional Use Permit for the stairway in the 20% slope area. The Planning Department will have a recommendation ready for the meeting.

ITEM #4: Application for a minor subdivision of land for VAM Enterprises, Inc., Assessor's Map H, Lots 4 & 5, zoned I-1, located on Progress Drive. (2 lots) (P04-29)

The applicant has requested waivers from Chapter 155-28, G & H, which requires soil information and existing contours on the plat (see enclosed letter). The Planning Department agrees that the soil data is unnecessary because a wetlands delineation has been performed, and existing contours are not needed because no site work is being proposed. Additionally, the applicant has requested a waiver from the requirement that pavement be five feet from a side property line, due to the existing shared driveway (see enclosed letter). The Planning Department recommends that the subdivision plat be approved with the following conditions:

1. Add the owner's signature to the plat.
2. Approval includes the granting of the three waivers requested.
3. Provide the Planning Department with a digital version of the survey.
4. Provide the Planning Department with a copy of the proposed access easement deed prior to final approval of the plat.

ITEM #5: Old Business

a. Discussion and possible vote on Changing Places, Cotswold Subdivision, located on Columbus Ave. (P03-68) (20 lots)

The applicant has requested that this item remain on the table until July 27th (see enclosed letter).

ITEM #6: New Business