

1. Add the owner's signature to the plat.
2. Revise the plat by correcting the spelling of "parcels" in note 6 describing the flood hazard area.
3. Provide the Planning Department with a digital version of the survey.

ITEM #7: Discussion and possible vote on possible revocation of the Excavation Permit for Dover Sand & Gravel, (Owner Pruven Aggregates, Inc.,) Assessor's Map H, Lot 61 and 59, located on Mast Road.

The Planning Department received a letter from the insurance agency in Exeter. This letter is in your packets for review. Staff recommends that the permit be continued in force until a date specific. Said date to be determined by consultation with the bonding agency. The date will be given to the board at the Planning Board meeting.

ITEM #8: Old Business

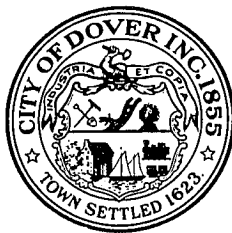
a. Discussion and possible vote on Emerald Woods subdivision, located on Littleworth Road. (P02-01) (25 lots)

The Planning Department recommends approval of the subdivision plat and the Conditional Use Permit with the following conditions:

1. Add the owner's signatures to the plat.
2. Add the Surveyor's stamp and signature and the engineer's stamp and signature to the appropriate sheets.
3. Provide the Planning Department with a digital version of the final plat.
4. Provide the Planning Department with a copy of the NH Wetlands permit and add the permit number to the plat.
5. Provide the Planning Department with a copy of the NH Department of Transportation Driveway Permit.
6. Provide the Planning Department with proof that the Environmental Protection Agency Notice of Intent permit application has been filed.
7. The applicant shall pay the Community Services Vehicle Capital Improvement Program fee, in the amount of \$10,772, prior to the issuance of the first building permit.
8. In lieu of providing on-site recreation facilities, the applicant shall make a contribution for improvements to existing recreational facilities, in the amount of \$5,000, prior to the issuance of the first building permit.
9. Revise the plat to add a note that the property is in the Secondary Groundwater Protection District.
10. Revise the plat to add a note explaining how the end of the watermain at the cul-de-sac will be restrained.
11. Prior to recording the final plat, the applicant shall provide proof that an agreement has been reached with Ezra Green's Farm, LLC to permit access to their sewer line in Littleworth Road and to permit the construction of the extension of Susannah's Lane. Neither the sewer line nor the road has been accepted yet by the City.
12. Revise the plat to integrate the suggested drainage improvements and grade changes outlined in the Drainage Review dated July 1, 2004, completed by Millette Sprague and Colwell (The review is included in your packet).

ITEM #6: New Business

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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	July 23, 2004
SUBJECT:	Staff recommendations for agenda items for the July 27, 2004 Planning Board Meeting

ITEM #3: Application for a minor lot line adjustment of land for 192 Washington Square LLC and City of Dover, Assessor's Map 10, Lots 40, 41, 42, zoned RM-6, located on Washington St. (P04-30)

The City has not yet obtained title to parcel #40 from the State of New Hampshire, so no final decision can be made on this application. The Planning Department recommends that the public hearing be opened and the application be tabled pending the transfer of title to the City.

ITEM #4: Application for a minor subdivision of land for Susan Gonye/Sarah Shaheen/Katherine Hughes/Stephen Gonye, Assessor's Map L, Lot 71, zoned R-20, located at 231 Dover Point Road. (1 lot) (P04-32)

The Planning Department recommends that the subdivision plat be approved with the following conditions:

1. Add the owner's signature to the plat.
2. Provide the Planning Department with a digital version of the survey.
3. Provide the Planning Department with a copy of the proposed access easement deed prior to final approval of the plat.
4. Provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
5. Revise the plat by adding two GIS points.
6. Revise the plat by adding a note certifying the amount of wetlands on the property.

ITEM #5: Old Business

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

The Planning Department recommends that this application remain on the table. The applicant is finalizing the sewer layout in consultation with the City Engineer and is working on their wetlands application.