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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:	September 10, 2004
SUBJECT:	<i>Staff recommendations for agenda items for the September 14, 2004 Planning Board Meeting</i>

**ITEM #3: Application for a Conditional Use Permit for David & Deborah Bronson, Assessor's Map M, Lot 15, zoned R-20, located 10 Spur Road Extension. (P04-41)**

The applicant met with the Conservation Commission on August 2, 2004 (see the enclosed memo from Tom Fargo). The Planning Department recommends that the Conditional Use Permit be granted with the following conditions:

1. There shall be no further encroachment into the setback areas. All work and construction is to be done in previously disturbed areas. Erosion prevention and runoff control measures (silt fence and hay bales) are to be installed at the top of the existing bank and maintained until the area is stabilized. A written plan shall be submitted to the Conservation Commission to ensure these environmental protections are installed as required by Chapter 170-27C(2)(a).
2. The applicant shall mitigate the encroachment into the setback areas by enhancing the natural slope area between the proposed construction and the Bellamy River by removing (to the maximum extent possible) the existing invasive non-native shrubs and planting beneficial native shrub, tree and/or groundcover species. A plan for these enhancements should be developed through consultation with the UNH Cooperative Extension, Strafford County Conservation District, or other qualified natural resource protection agency, and a copy provided to the Conservation Commission. The enhancements to the slope area should be implemented in a timely manner.

**ITEM #4: Application for a Driveway Waiver for Paula Reid, 22 Lexington St., zoned RM-10, located on Lexington St. (P04-43)**

The standard aisle width to allow for an adequate turning radius is 24 feet. The submitted plan shows a distance of approximately 26 feet between the garage and the side property line. To obtain 24 feet of driveway width, the five foot driveway setback would have to be reduced to two feet. The Planning Department recommends that a driveway waiver be granted to allow the driveway to be within two feet of the side property line for a 40 foot long area directly opposite the garage doors with the conditions that the runoff be directed onto their property, snow removal be on-site and that an amended driveway plan be submitted to Community Services.

**ITEM #5: Application for a minor subdivision of land for Christopher & Britta Ayer, Assessor's Map C, Lots 3, 3D, 3E, zoned R-40, located on County Farm Road. (3 lots)(P04-44)**

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

1. Add the owner's signatures 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 note #5 of the plat to add the date and method of the wetland delineation.
5. Revise the plat by adding a note indicating the amount of non-wetland area for each lot.
6. Revise the plat by correcting the lot number for lot containing the existing house to be Map C, Lot 3E.
7. Revise the plat to show the location of the access easement in favor of Lots 3 & 3D.
8. Revise the plat by adding a table listing the before and after lot sizes for each lot.

**ITEM #6: Application for a major subdivision of land for Albert Estes/Douglas Dodd/David Paolini, (Owner Carl & Elizabeth Feren Rev. Trust) Map B, Lot 21, zoned R-40, located on Wildewood/Boxwood Lanes. (32 lots) (P04-42)**

The applicants appeared before the Technical Review Committee on September 2, 2004 (see enclosed TRC notes). The Planning Department recommends that the application be accepted, the public hearing be opened to receive public input and the application be tabled to allow the Planning Board to schedule a site walk.

**ITEM #7: New Business**

**ITEM #8: Old Business**

**a. Discussion and possible vote on a site plan for Jim Varney, located on 29 Weeks Lane (P04-39)**

As mentioned at the public hearing held on August 24, 2004, the applicant is requesting a waiver from Chapter 149-15C, which requires paving to be ten feet from a front property line. The area where the pavement is closer than ten feet is near the existing driveway that is proposed to be closed up and is in an area where the right-of-way is very wide. The Planning Department supports the waiver request. The Planning Department recommends approval of the site plan with the following conditions:

1. Add the owner's signature to the site plan.
2. Add the surveyor's stamp and signature to sheet #2.
3. Provide the Planning Department with proof that the site plan has been approved by the Rollinsford Planning Board.
4. Provide the Planning Department with a copy of the cross access easements for the two parcels.
5. Revise sheet #2 of the plat to correct the zoning district for lot #4 from B-1 to B-3.
6. Approval includes the granting of the waiver for the paving within the front setback.
7. Provide the Planning Department with a lighting plan that complies with Chapter 149-14E-2.
8. Revise the plan to change the proposed sidewalk to close up the driveway entrance to be asphalt to match the existing sidewalk.
9. Revise sheet #6 of the plan by changing the typical bituminous walkway section to include 2 ½ inches of pavement instead of 2 inches.

**b. Discussion and possible vote on a site plan for Jim Varney, located on 23 Weeks Lane (P04-40)**

The Planning Department recommends approval of the site plan with the following conditions:

1. Add the owner's signature to the site plan.
2. Add the surveyor's stamp and signature to sheet #2.
3. Provide the Planning Department with proof that the site plan has been approved by the Rollinsford Planning Board.
4. Provide the Planning Department with a copy of the cross access easements for the two parcels.
5. Revise sheet #2 of the plat to correct the zoning district for lot #4 from B-1 to B-3.
6. Revise the plat to add a stop bar and stop sign at the end of the drive-thru driveway, where it intersects with the shared driveway.
7. Provide the Planning Department with a lighting plan that complies with Chapter 149-14E-2.
8. Revise sheet #6 of the plan by changing the typical bituminous walkway section to include 2 ½ inches of pavement instead of 2 inches.

**c. Discussion on Class VI Roadways.**

Please review the enclosed recommendation memoranda and maps from the Class VI Roadways Sub-Committee. They are asking the Planning Board to review this material in advance of scheduling a workshop to discuss their recommendations.