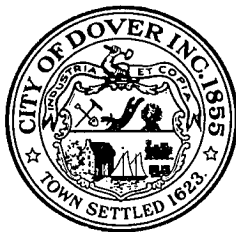


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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	November 5, 2004
SUBJECT:	<i>Staff recommendations for agenda items for the November 9, 2004 Planning Board Meeting</i>

ITEM #3: Presentation by Strafford Regional Planning on "Vision 2020."

Gerry Mylroie, AICP, Senior Planner, from the Strafford Regional Planning Commission will make a presentation on Vision 2020.

ITEM #4: Application for a minor lot line adjustment of land for the Heirs of Kenneth & Irene Nye & Paul & Katherine Martel, Assessor's Map 49 & 57-I, zoned R-20, located on Upper Factory Road. (P04-55)

The Planning Department recommends approval of the lot line adjustment plat with the following conditions:

1. Add the owner's signatures to the plat.
2. Add the surveyor's signature and stamp to the plat.
3. Provide the Planning Department with a digital version of the plat.
4. Revise the plat to add the minimum building setback lines to both lots.

ITEM #5: Old Business

a. Discussion and possible vote on the designation of Back Road as a Scenic Road.

The Planning Department recommends that the Planning Board hold off on making a recommendation to the City Council until the Transportation Advisory Commission has completed their public meetings.

b. Discussion and possible vote on a minor lot line adjustment for Back River Road Realty Trust, located on Back River Road.(P04-33)

The Planning Department recommends that the application remain on the table until the next meeting.

c. Discussion and possible vote on a major subdivision of land for Back River Road Realty Trust, located on Back River Road (P04-34)(20 lots)

The Planning Department recommends that the application remain on the table until the next meeting. There are a number of issues that still being discussed.

d. Discussion and possible vote on a major subdivision of land for Haven Farm at Alden Woods, located off Wildewood Lane. (P04-42)

The Planning Department recommends that the application be removed from the table so that the applicant can provide an update and discuss the results of the abutters meeting held on November 3, 2004, and allow abutters an opportunity to ask questions and make comments. The Planning Department will be looking to the Planning Board for some feedback on the issue of the cul-de-sac design options.

e. Discussion and possible vote on a major subdivision of land for Saunders & Westcott Assocs., LLC, located on Varney Road. (P04-47) (17 lots)

The applicant appeared before the Conservation Commission on November 1, 2004 (see enclosed letter from Tom Fargo). Revised plans were received on November 4, 2004 and are included in your packets. Also enclosed for your review is a memo from Dave White. The Planning Department recommends that the application be removed from the table so that the applicant can explain the changes made to the plan and discuss the issues raised at the site walk, and allow abutters an opportunity to ask questions and make comments. The Planning Department will have a recommendation at the meeting

ITEM #6: New Business

a. Notice of lot merger for Madeleine H. Proulx, Assessor's Map H, Lots 14 & 14-C, located on Durham Rd.

The Planning Department recommends approval of the lot merger as requested.