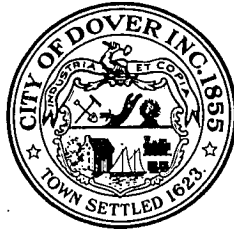


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	December 10, 2004
SUBJECT:	<i>Staff recommendations for agenda items for the December 14, 2004 Planning Board Meeting</i>

ITEM #3: Application for a minor lot line adjustment of land for Patrick Murray and Robert & Dorothy Lewis, Assessor's Map 36, Lots 22 & 24, zoned R-12, located on Whittier Street (P04-58)

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. Provide the Planning Department with a digital version of the plat.
3. Revise the plat by adding a north arrow.
4. Revise the plat by adding the minimum building setback lines to Lot #24.
5. Revise the plat by adding two GIS points.

ITEM #4: Application for of a minor subdivision of land for David & Shannon Klingebiel, Assessor's Map C, Lot 3B-1, zoned R-40, located on County Farm Road. (1 lot)(P04-59)

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. 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 the plat by adding a north arrow.
5. Revise the plat by adding the location of the flood hazard area on the property.
6. Revise the plat by adding two GIS points.
7. Revise the plat to add a note requiring a shared driveway in the existing location and the removal of brush between the road and the property line to improve site distance, and add the location of the necessary access easement on the plat.

ITEM #5: Application for an open space subdivision of land for Tolend Road Properties, LLC, (owners Stanley & Joyce Goldberg) Assessor's Map G, Lots 19B & 24J, zoned R-20, located on Tolend Road. (76 units)(P03-36)

The applicant appeared before the Technical Review Committee on December 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 so that the Planning Board can schedule a site walk.

ITEM #6: Application for a conceptual open space subdivision plan of land for Paolini Brothers Development, LLC, zoned R-12, Assessor's Map K, Lot 34, located on Dover Point Road. (11lots)(P04-60)

In accordance with the Subdivision Regulations in Chapter 155-22-C(1), the open space subdivision application is before the Planning Board for a preliminary public hearing because it does not meet the minimum lot size requirement of ten acres. Within 30 days of the public hearing, the Planning Board must render a determination as to whether the applicant can proceed with an open space subdivision or a conventional subdivision. The Planning Department will make a recommendation for action at the meeting.

ITEM #7: Application for a site plan of land for DeStefano & Associates, Inc. (Owner Mrs. Walter Ham) Assessor's Map D, Lot 17, zoned B-4, located on Sixth Street. (P04-57)

The applicant appeared before the Technical Review Committee on December 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 so that the Planning Board can schedule a site walk.

ITEM #8: Old Business

ITEM #9: New Business