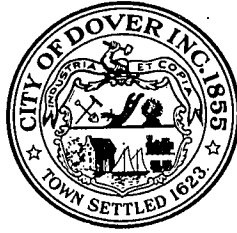


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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	February 7, 2003
SUBJECT:	Staff recommendations for agenda items for the February 11, 2003 Planning Board Meeting

ITEM #3: Application for a minor lot line adjustment of land for Lawrence & Bonnie Sanders, (owners Urbain & Dorothy Malo), Map H, Lots 71 & 442, zoned R-20, located on Lisa Beth Circle (P03-03)

The Planning Department recommends that the lot line adjustment plat be approved with the following conditions:

1. Add both of the owner's signatures to the plat.
2. Revise the plat by adding the surveyor's stamp and signature.
3. Revise the plat to correct the lot number for the Malo lot in note #2 and on the parcel.
4. Revise the plat to add bearing information for the front property line of the Malo lot.

ITEM #4: Application for an Open Space Subdivision of land for Business Partners, Inc., (owner Jensens, Inc.), Assessor's Map J, Lot 2, zoned R-40, located on Garrison & Seaborne Roads. (P02-66) (11 lots)

The Planning Department will provide a recommendation at the meeting. The following is a list of preliminary conditions and issues:

1. Add the owner's signature to the plat.
2. Provide the Planning Department with a digital version of the final plat.
3. Provide the Planning Department with proof that lot #11 has been conveyed to the Nature Conservancy for conservation purposes.
4. Provide the Planning Department with proof that "Parcel A" has been conveyed to the Portsmouth Christian Academy. "Parcel A" must be combined with Map J, Lot 1C and shall not be considered a separate building lot.
5. Revise plat to add information on the existing and proposed lot size for the Portsmouth Christian Academy parcel (Map J, Lot 1C).
6. Revise plat to certify that at least 50% of the open land is uplands, per Chapter 155-23, C-2.
7. Add the engineer's stamp and signature to both sheets of the sewer design plans.
8. Issue of shared driveways and site distance on the lots fronting on Garrison Road.
9. Issue of providing a sidewalk from Austin Drive to the cul-de-sac on Seaborne Drive.
10. Impact statement per Chapter 155-22, I-4 needs to be provided.

ITEM #5: Application for a Conditional Use Permit for Raftery & Sons Construction, LLC, (owners Eric & Diana Parker) Assessor's Map L, Lot 48G, zoned RM-12, located at 205 Spur Road. (P0-04)

The applicant met with the Conservation Commission on February 3, 2003. The recommendations from the Conservation Commission are outlined in an e-mail dated February 5, 2003 from Tom Fargo. The Planning Department recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall receive a NH Wetlands Bureau permit and provide a copy to the Planning Department.
2. The applicant shall prepare a landscaping plan that incorporates mixed vegetation (non-lawn) and native plant materials, in consultation with the UNH Cooperative Extension Service and/or the Strafford County Conservation District. The landscaping plan shall be approved by the Conservation Commission. If the landscaping is not completed prior to the issuance of an occupancy permit, the applicant shall provide a letter of credit equal to the cost of the landscaping.

ITEM #6: Old Business

- a. **Discussion and vote on proposed subdivision regulation changes related to recent rezoning requiring Open Space Subdivisions in the R-40, R-20 and R-12 zones.**

Enclosed is a copy of the amendments that the Planning Board delayed adopting, pending the City Council's approval of the Open Space Subdivision zoning amendments.

ITEM #7: New Business

- a. **Discussion regarding proposed School Impact Fees**

At the last Planning Board meeting, a copy of the updated school impact fee methodology was distributed to each member. If you were absent from that meeting, a copy is included in this packet. Please review the document prior to the meeting. A public hearing will have to be held by the Planning Board prior to adoption.

- b. **Discussion regarding proposed amendments to the I-40, ETP and B-4 zoning districts and allowing agriculture related activities**

During the City Council discussion regarding the I-4 District amendments, a concern was raised that agricultural uses were not allowed. The Council was concerned that existing farms may be hindered from expanding or adding new barns. At the public hearing an amendment was adopted that makes agricultural a permitted use in the newly created I-4 Districts. In order to expand the agricultural uses to all I-4 Districts and the ETP and B-4 districts, a new amendment would have to be proposed by the Planning Board. Included in your packets is a proposed amendment for your consideration.

- c. **Discussion of Planning Board Goals and Objectives for the upcoming year.**