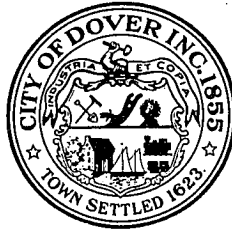


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

<b>TO:</b>	<b>Planning Board Members</b>
<b>FROM:</b>	<b>Planning Staff</b>
<b>DATE:</b>	<b>February 21, 2003</b>
<b>SUBJECT:</b>	<b>Staff recommendations for agenda items for the February 25, 2003 Planning Board Meeting</b>

**ITEM #3: Application for a Minor Subdivision and Lot Line Adjustment of land for Tri-City Builders, Inc., & George & Jeanne Snell, Assessor's Map 25, Lots 45, 45-1, 45A-1, 45A-2, 52, zoned RM-10, located on Atlantic Avenue. (P03-05)**

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

1. Add the owner's signatures to the plat.
2. Provide the Planning Department with a digital version of the final plat.
3. Revise the plat by labeling the lot lines being eliminated.
4. Revise the plat to add a note explaining the plan's intent.
5. Revise the plat to change the lot number from Lot 45A-2 to Lot 45A.
6. Revise the plat to depict the proposed easement on Lot 45-1 to be granted to George and Jeanne Snell.
7. Provide the Planning Department with executed assess easement agreements for access to lots 45-1 and 45.

**ITEM #4: Application for a minor Subdivision of land for Sherman Woolaver (Owner Sophie Dzuba) Assessor's Map 32, Lots 15, 15A, zoned R-12, located on Washington St./Fourth St. (P03-07)**

The Planning Department recommends that the subdivision/lot line adjustment 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 final plat.
3. Revise the plat by adding the surveyor's stamp and signature.
4. Revise the plat to label the 50-foot wetlands buffer.
5. Revise the plat to add a note specifying the square footage of non-wetland area per lot.
6. Revise note #4 to add a reference to the Conservation District associated with the brook.
7. Revise the plat to add a note indicating that a shared driveway located along the common property line will serve lots 15A and 15B.
8. The deeds prepared for each lot shall reference the wetlands as delineated on the plat.

**ITEM #5: Public hearing regarding proposed Public School Impact Fees. NH RSA 674:21-I authorizes impact fees to be collected to pay for the impacts to Capital Facilities caused by development. The details of the school impact fees are outlined in the "Methodology for Calculation of Impact Fees in the City of Dover," which is available for public inspection in the Planning Department and on the City's website at [www.ci.dover.nh.us](http://www.ci.dover.nh.us).**

A copy of the school impact fee methodology was provided to each member last month. Please bring your copy to the meeting. If you need another copy, please call Jackie in advance of the meeting so she will know how many extra copies to bring.

**ITEM #6: Public hearing to hear Community Development Block Grant (CDBG) Funding Requests for Fiscal Year 2003 and the Goals and Objectives of the CDBG program. All applicants for CDBG funding will be given the opportunity to present their application to the Board.**

Included with your packet is your 3-ring binder containing the applications that have been submitted. Please review the material prior to the meeting.

**ITEM #7: Old Business**

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

Enclosed is a copy of the letter sent to all property owners included in one of the districts or within 100 feet of one of the districts. The public hearing is scheduled for March 11, 2003.

**ITEM #8: New Business**