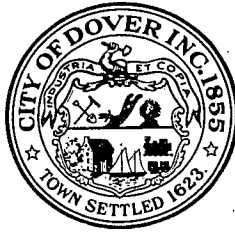


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

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

ITEM #3: Application for a Driveway Waiver for Yeping Li, Assessor's Map 27, Lot 25, zoned RM-8, located at 22 East St. (P03-10)

The Planning Department recommends that the driveway waiver be approved with the following conditions:

1. The owner shall pave the driveway.
2. The owner shall reconstruct the sidewalk to add a tipdown, to reduce damage to the sidewalk. The work shall be approved by the City Engineer.
3. The driveway is closer than five feet to the side property line, so this approval includes a waiver to that requirement.

ITEM #4: Application for a Conditional Use Permit for Public Service of New Hampshire (owner George Maglaras), Assessor's Map 24, Lots 138, 139, 140, zoned CWD, located at 11 – 33 Cocheco St. (P03-12)

The applicant appeared before the Conservation Commission on March 3, 2003. The Conservation Commission voted to recommend approval of the application with the condition that the plans submitted with the Wetlands Bureau application are not substantially different from those presented to the Conservation Commission. Tom Fargo, Conservation Commission Chairman, is reviewing the application and will have his recommendation prior to the meeting. The Planning Department will have a recommendation after hearing from the Conservation Commission.

ITEM #5: Application for a site plan of land for Tri-City Builders, Inc., Assessor's Map 25, Lots 45, 45-1, 45A-1, 45A-2, zoned RM-10, located on Atlantic Ave. (8 units) (P03-06)

The Planning Department recommends that the application be accepted, the public hearing be opened and the plan be tabled because the applicant has not completed the required drainage analysis that needs to be reviewed by the City Engineer.

ITEM #6: Old Business

- a. Discussion of the definition of farm.

ITEM #7: New Business

Dan Ayer, of McKone Lane has submitted a request for a 90-day extension to the conditional approval for his subdivision (P02-67). See the enclosed e-mail from the applicant. The Planning Department recommends approval of the extension.