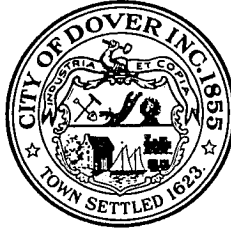


STEVEN J. STANCEL
Director
ve.stancel@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.ci.dover.nh.us

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	April 4, 2003
SUBJECT:	Staff recommendations for agenda items for the April 8, 2003 Planning Board Meeting

ITEM #3: Application for a minor lot line adjustment of land for William & Karen Fisher, Assessor's Map M, Lot 55 & 55A, zoned R-20, located at 546 Middle Road. (P03-14)

The Planning Department recommends that the 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 adding the surveyor's stamp and signature.
4. Revise the plat to add the Strafford County Registry of Deeds recording number to all reference plans listed in note #6 or indicate that the plan was not recorded.

ITEM #4: Application for an Open Space Subdivision (OSS) Concept for Edward & Alice Henny, Assessor's Map I, Lot 128, zoned R-40, located on Piscataqua Road. (4 lots)(P03-11)

The Planning Department recommends that the concept plan for the Open Space Subdivision be approved.

ITEM #5: Application for a major subdivision of land for Northam Builders (owner Darlene Kay White) Assessor's Map F, Lot 22A, zoned R-40, located on Littleworth Road. (25 lots) (P02-01).

This project was last before the Planning Board on March 12, 2002, at which point the application was accepted, the public hearing was opened and then recessed, and the application was tabled. The Planning Board and Conservation Commission conducted a site walk on March 16, 2002. The Planning Department and the City Engineer are still in the process of reviewing the changes to the plan and discussing outstanding issues with the applicant. Outstanding issues include state permits for site specific, wetlands, and driveway, recreation issue, Community Services vehicle contribution, drainage impacts on abutters, and engineering issues. Certified public notices were sent to all abutters. The Planning Department recommends that the application be removed from the table and the public hearing be reopened.

ITEM #6: Application for a minor lot line adjustment of land for STF Development Corp., Assessor's Map 25, Lot 45, zoned RM-10/R-12, located at the end of Granite St. (P03-15)

The Planning Department recommends that the 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. The parcel shall be deeded to the City prior to the issuance of a building permit for Map 25, Lot 45.

ITEM #7: 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)

Please bring the site plan and other material for this project that was included in your packet from the last meeting. Included in this packet is a revised sheet #2, which was amended in response to a drainage concern raised by Engineering. In order to provide space for the fire truck turn around at the end of the parking lot, two parking spaces were relocated to an area near the fire hydrant. This location is closer than five feet to a property line, so a waiver is required. The Planning Department supports this request because the applicant owns the adjacent property. The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signatures to the plan.
2. Revise the plan to add a private road name that is acceptable to the City.
3. This approval included a waiver for the parking spaces located within five feet of a property line.
4. Applicant shall work with the City Engineer to resolve the drainage issue and revise the plan to reflect agreed upon solution.

ITEM #8: Old Business

ITEM #9: New Business

Impact Fee Waiver Requests:

1. Mark & Paula Peirce, Map I, Lot 53-1, 45 Mast Road, Single Family Dwelling – Fee Assessed = \$3,195.00.

This lot was approved by the Planning Board on August 13, 2002 and the plat was signed by the chair on September 9, 2002. The building permit was applied for on February 27, 2003. RSA 674:39 states, in part, that subdivision plats that have been approved and recorded are exempt from zoning ordinance amendments for four years, provided that substantial completion of the improvements on the plat have occurred and that active and substantial development has begun within 12 months. The authority for impact fees was adopted as Chapter 170-28.7 in the zoning ordinance. Due to the fact that this lot was created less than one year ago and is protected from zoning changes under RSA 674:39, the Planning Department recommends that the waiver be granted.

Business Partners, Inc. Subdivision – Garrison Road/Seaborne Drive

Enclosed is a letter from Kevin McEneaney requesting a 60-day extension for the above referenced subdivision, which the Planning Board conditionally approved on February 11, 2003. The Planning Department recommends approval of the request.