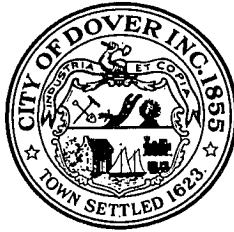


STEVEN J. STANCEL

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 18, 2003
SUBJECT: Staff recommendations for agenda items for the April 22, 2003 Planning Board Meeting

ITEM #3: Application for a minor subdivision of land for Civil Consultants, (Owners Russell & Frances Browne) Assessor's Map A, Lot 23-2 zoned R-40, located on Blackwater Road (1 lot) (P03-17)

The Planning Department recommends that the subdivision 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 to add the proposed Tax Map and Lot number (Map A, Lot 23-2-1) from the Tax Assessor for the portion of Lot B in Dover.
4. Revise the plat to correct the format of the Tax Map and Lot numbers in Dover.
5. Revise the plat to add Common Subdivision Plan Notes #1, 22 & 25.
6. Provide the Planning Department with proof that the Somersworth Planning Board has approved the plat.

ITEM #4: Application for a minor subdivision of land for Norman Investment Trust, Assessor's Map J, Lot 22C, zoned R-40, located on Bay View Road (1 lot)(P03-18)

The Planning Department recommends that the subdivision 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. Provide the Planning Department with a copy of the State Subdivision Permit and add the permit number to the plat.
4. Provide the Planning Department with a draft of the driveway easement document.

ITEM #5: Application for a site plan of land for Precision Mechanical Contractors, Inc., Assessor's Map G, Lot 31-2, zoned I-1, located on Crosby Road. (P03-13)

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 stop sign at the driveway exit onto Crosby Road.

3. Revise the lighting plan to correct the average to minimum ratio number in the analysis table.

ITEM #6: Application for an Open Space Subdivision (OSS) 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 subdivision 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. Provide the Planning Department with a copy of the State Subdivision Permit and add the permit number to the plat.
4. Provide the Planning Department with a copy of the Homeowner's Association documents, which shall include provisions for maintenance of the common land.
5. Provide the Planning Department with a copy of the proposed deed containing the restriction that the common land shall remain as open space in perpetuity, shall never be developed or further subdivided, and the land be left in it's natural state. This deed restriction shall be recorded concurrently with the subdivision plat at the Strafford County Registry of Deeds.

ITEM #7: Public Hearing in accordance with RSA 675:6 to consider an amendment to Chapter 155 - "Subdivision of Land" of the code of the City of Dover. Amendment is to 155-14-A to allow Planning Director to extend deadline for final plat submittal, with an appeal to Planning Board, and additional extensions granted by Planning Board.

The proposed amendment is enclosed for your review.

ITEM #8: Public Hearing in accordance with RSA 675:6 to consider an amendment to Chapter 149 - "Site Review Regulations" of the code of the City of Dover. Amendment is to 149-8-A to allow Planning Director to extend deadline for final plan submittal and increase deadline to 90 days, with an appeal to Planning Board, and additional extensions granted by Planning Board.

The proposed amendment is enclosed for your review.

ITEM #9: Public Hearing in accordance with RSA 675:6 to consider an amendment to Chapter 155 - "Subdivision of Land" and an amendment to Chapter 149 - "Site Review Regulations" of the code of the City of Dover. Amendment is to 155-60 to add a definition of Farm/Agriculture and amendment is to 149-21 to add a definition of Farm/Agriculture.

The proposed amendment is enclosed for your review.

ITEM #10: Old Business

ITEM #11: New Business

Post-it® Fax Note 7671		Date 4-22	# of pages 1
To Bob	From Jackie		
Co./Dept.	Co.		
Phone #	Phone #		
Fax # 742-3830	Fax #		