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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	May 9, 2003
SUBJECT:	<i>Staff recommendations for agenda items for the May 13, 2003 Planning Board Meeting</i>

**ITEM #3: Application for a Minor Lot Line Adjustment for Anastasia Boduch, Trustee (Owner Lloyd & Sheila Elia Rosevear) Assessor's Map 13, Lots 30 & 31, zoned R-12, located on Rutland Street. (P03-19)**

The Planning Department recommends that the minor 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 minimum building setback lines for both lots.

**ITEM #4: Application for a Major Subdivision of land for Anastasia Savramis 96 Revocable Trust, Assessor's Map 17, 95F, zoned R-12, located on Woodland Road. (P03-20)(12 lots)**

The Technical Review Committee reviewed this plat on May 1, 2003 (TRC notes are included in packets). The Planning Department recommends that the Planning Board vote to accept the application, open the public hearing, and table the application so that a site walk can be scheduled.

**ITEM #5: Application for a Revised Major Subdivision of land and Conditional Use Permit for Morgan Ryan Realty Trust, Assessor's Map B, Lots 18-26-34 & 39-47, Zoned R-40, located off Cornerstone Drive. (P02-26)(18lots)**

This application is for a revision to an alternative design subdivision that was originally approved on December 13, 1988. The project was constructed in phases, with the last phase of 24 homes not completed. The new owner has proposed revising the last phase to reduce the number of lots from 24 to 18, reducing the length of roadway, reducing the wetland impacts, and adding more land to the protected open space. This project is grandfathered from zoning changes because active and substantial construction was begun within one year of approval and substantial completion was done within four years (26 of 50 lots developed and roadway constructed). The Technical Review Committee reviewed this plat on May 1, 2003 (TRC notes are included in packets). The Planning Department recommends that the Planning Board vote to accept the application, open the public hearing, and table the application until the June 10, 2003 meeting so that the applicant can schedule a meeting with the Conservation Commission on June 2, 2003.

**ITEM #6: Application for a minor subdivision and Conditional Use of land for Philip Jennison, (owner Estate of Louise M. Fogarty) Assessor's Map K, Lot12A, 12B, zoned R-12, located on Middle Road. (P03-21) (1 lot)**

The Conservation Commission reviewed the applicant's plan on May 5, 2003 and recommended approval of the Conditional Use Permit. The Planning Department recommends that the subdivision plat and Conditional Use Permit 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.

**ITEM #7: Old Business**

**ITEM #8: New Business**

- a. **Discussion of a request by Matt R. Williams III for a zoning change from R-12 to B-3 for Assessor's Map K, Lot 26, located on Dover Point Road.**

Please review the letter and map from Mr. Williams in the packet.

- b. **Requests by Eric Katz for Impact Fee Waivers for subdivisions know as Meadowood at Dover and Ezra Green's Farm**

Both of the subdivisions were approved and under construction prior to the adoption of the Impact Fee Ordinance and the School Impact Fee. The owners is requesting a waiver of the School Impact Fee for all lots that have not received building permits (see attached lists). Based on RSA 674:39, the Planning Department recommends approval of the waiver request for the School Impact Fees for all of the remaining lots in Dover Meadows and Ezra Green's Farm.