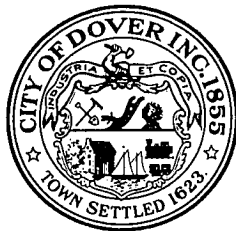


STEVEN J. STANCEL  
Director  
ve.stancel@ci.dover.nh.us



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:** July 3, 2003  
**SUBJECT:** Staff recommendations for agenda items for the July 8, 2003 Planning Board Meeting

**ITEM #3:** Public hearing to amend the Zoning Map of the City of Dover by changing from Medium Density Residential (R-12) to Thoroughfare Business (B-3) an area of 1.6 acres located at 26 Dover Point Road, consisting of the portion of Map K, Lot 26 that is within 300 feet of the centerline of Dover Point Road.

Included in your packet is a copy of the letter that was mailed to all property owners within 100 feet of the area proposed for rezoning and the mailing list.

**ITEM #4:** Application for a minor subdivision of land for McBeau LLC, Assessor's Map 24 Lots 129, zoned RM-10, located on Portland Ave. (P03-35) (2 lots)

The Planning Department recommends that the minor 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.

**ITEM #5:** Application for a driveway waiver for Charles & Norma Baron, Assessor's Map 22, Lot 27, zoned R-12, located at 122 Henry Law Ave. (P03-33)

The Planning Department recommends approval of the driveway waiver with the following condition:

1. The new driveway shall be the primary access and parking area for the property.

**ITEM #6:** Application for a site review of land and Conditional Use Permit for George & Nicholas Mourgenos, Assessor's Map 11, Lot 36B, zoned I-2, located on Knox Marsh Rd. (03-28)

The applicant is scheduled to meet with the Conservation Commission on July 7, 2003. The Planning Department recommends that the site plan and Conditional Use Permit be approved with the following conditions:

1. Add the owner's signatures to the plan.
2. Provide the Planning Department with a copy of the architectural rendering of the building.
3. Provide the Planning Department with a lighting analysis to prove compliance with Chapter 149-14-E-2(b).

4. Revise plan to add a detail of dumpster enclosure
5. Any additional recommendations from the Conservation Commission.

**ITEM #7: Old Business**

**a. Discussion and possible vote on a site plan for GC/AAA Associates, located at 903 Central Ave. (P03-27)**

The applicant is scheduled to meet with the Conservation Commission on July 7, 2003. The Planning Department recommends that the site plan and Conditional Use Permit be approved with the following conditions:

1. Add the owner's signatures to the plan.
2. Provide the Planning Department with a lighting plan and analysis in compliance with Chapter 149-14-E.
3. Revise the plan to show the location of the future driveway interconnection with the Dover Bowl property. Within 18 months of the date the site plan is signed, the applicant shall provide a written status report to the Planning Board on the progress made with formalizing the interconnection.
4. Any other conditions recommended by the Conservation Commission.

**b. Discussion and possible vote on a major subdivision, located off of Cornerstone Drive (P02-26) (18 lots)**

The Planning Department recommends that the revised subdivision be approved with the following conditions:

1. Add the owner's signatures to the plat.
2. Provide the Planning Department with a copy of the NH Wetlands Bureau Permit and add the permit number to the plat.
3. Provide the Planning Department with a copy of the septic system design permit from the NH Department of Environmental Services and add the permit number to the plat
4. Revise sheet C3 of the plat to specify the size of the proposed trees and bushes.
5. Any new home constructed shall be part of the existing Homeowners' Association.
6. The applicant shall repave Cornerstone Drive and Nicholas Circle and round out the corners at the Nicholas Circle and Cornerstone Drive intersection prior to the issuance of the first occupancy permit or provide a letter of credit to the City to cover the cost of said improvements.
7. The applicant shall install a row of arborvitae at least seven feet tall as landscaping along the Madden property boundary prior to issuance of the first occupancy permit.

**ITEM #8: New Business**

**Impact Fee Waiver Request:**

1. Sherman and Regina Woolaver, Map 32, Lot 15, 345A Washington Street, Single Family Dwelling – Fee Assessed = \$3,195.00.

This lot was approved by the Planning Board on February 25, 2003, prior to the Planning Board's vote to adopt the school impact fee. The plat was signed by the chair on May 7, 2003. The building permit was applied for on May 22, 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 approved prior to the adoption of the school impact fee and is protected from zoning changes under RSA 674:39, the Planning Department recommends that the waiver be granted.