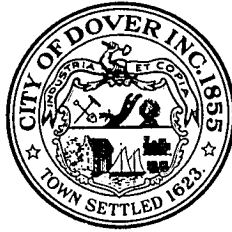


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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	September 19, 2003
SUBJECT:	<i>Staff recommendations for agenda items for the September 23, 2003 Planning Board Meeting</i>

ITEM #3: Application for a preliminary concept of an Open Space Subdivision of land for Coldwell Banker – Criswell/Wolcott Real Estate, (owners Michael & Kevin Barry and Sheila Robinson), Assessor's Map E, Lots 67 & 69A, zoned R-12, located on Sixth St. & Whittier St. (14 lots)(P03-48)

The applicant appeared before the Technical Review Committee on September 4, 2003 (see TRC notes). The applicant has applied for a waiver request to the requirement for a 100-foot buffer along the road. The Planning Board can make a decision on the waiver request and concept plan at this meeting or schedule a site walk before making those decisions. If the Planning Board wishes to vote tonight, the Planning Department recommends that the following conditions be incorporated into the final plat:

1. Include an easement for a public trail to connect the City parcel (formerly Cassily) to a crossing of the Spaulding Turnpike.
2. Obtain a Conditional Use Permit for the development on steep slopes.
3. Include sidewalks along Whittier Street, from Sixth Street to Whittier Falls Way.
4. Require additional landscaping and/or preservation of existing vegetation along Whittier Street to ensure an adequate buffer if the 100-foot buffer is waived or reduced.

ITEM #4: Application for a minor subdivision of land for David & Leona Wood, Assessor's Map I, Lot 80, zoned R-12, located on Garrison Road. (1 lot)(P03-51)

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

1. Add the owner's signature to the plat.
2. Provide the Planning Department with a digital version of the final plat.

ITEM #5: Application for a minor lot line adjustment of land for Raymond Martineau, Jr., Assessor's Map I, Lot Nos. 52 & 56, zoned R-12, located on Back River Rd./Grady's Lane. (P03-52)

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. Add the surveyor's stamp and signature to the plat.
4. Revise the plat by adding the minimum building setback lines to both lots.
5. Revise the plat by adding a note that each lot contains a minimum of 12,000 square feet of contiguous non-wetland area.

ITEM #6: Planning Board Workshop to discuss possible changes to the Open Space Subdivision Regulations

Please review the enclosed list of proposed subdivision regulation amendments prepared by the Planning Department.

ITEM #7: Old Business

ITEM #8: New Business

a. Impact Fee Waiver Request for Tod Trask, Assessor's Map 33, Lot 98, located at 10 Iona Avenue.

On May 15, 2002 the Planning Board approved a lot merger for two parcels on Iona Avenue and a Lot Merger Form was recorded at the Strafford County Registry of Deeds. During June of 2003, a boundary plan depicting the new lot was recorded at the Registry of Deeds. The building permit was applied for on June 16, 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 is protected from zoning changes under RSA 674:39, the Planning Department recommends that the waiver be granted.