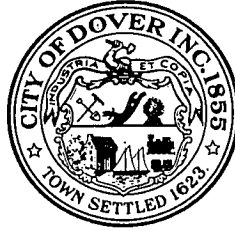


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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	October 10, 2003
SUBJECT:	Staff recommendations for agenda items for the October 14, 2003 Planning Board Meeting

***REMINDER: A WORKSHOP WILL HELD AT 6:00 PM
FOR PLANNING BOARD ORIENTATION
NEW AND VETERAN PLANNING BOARD MEMBERS
ARE INVITED TO ATTEND***

ITEM #3: Application for a minor lot line adjustment of land for Pebble Beach Trust, Assessor's Map G, Lots 10-4 & 10-5, zoned R-12, located on Taylor Road. (P03-55)

The Planning Department recommends that the minor lot line adjustment plat be approved with the following condition:

1. Provide the Planning Department with a digital version of the final plat.

ITEM #4: Application for a minor lot line adjustment of land for Linda Moreau, Assessor's Map 25, Lots 72, 73, 73A, zoned R-12, located on Coheco St. (P03-49)

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.

ITEM #5: Application for a site plan of land for Jewett Construction, Inc., (Owner 30 International Drive, LLC) Assessor's Map G, Lots 31-4 & 31-3, zoned I-2, located on Crosby Road. (P03-53)

The applicant is requesting a waiver from Chapter 149-14-E2(b), the parking lot lighting standards (see enclosed letter from Ambit Engineering). The Planning Department supports the waiver request because the average illumination is adequate for the type of facility. The Planning Department recommends approval of the site plan with the following conditions:

1. Add the owner's signature to the plan.

2. Approval includes the parking lot lighting waiver.
3. Approval includes the merger of the two existing lots (31-3 & 31-4). A Lot Merger form shall be submitted by the applicant to be signed by the Planning Board Chair and recorded at the Strafford County Registry of Deeds.
4. The applicant shall provide the Planning Department with a copy of the NH Site Specific Permit and add the permit number to the plan.
5. The applicant shall provide the Planning Department with a copy of the EPA Notice of Intent permit application filed with the EPA.
6. The applicant shall submit architectural renderings of the building showing split face brick.
7. Any additional conditions recommended by the City Engineer.

ITEM #6: Application for a site plan of land for The Kane Company (Owner Elizabeth Foster, Rev. Trust) Assessor's Map E, Lot 27, 27D & 27E, zoned ETP, located on Sixth Street. (P03-56)

The applicant is seeking approval for the road design so that the road construction can begin. The applicant appeared before the Technical Review Committee on October 2, 2003 (see enclosed TRC notes) and the Conservation Commission on October 6, 2003. The Planning Department recommends that the application be tabled to allow for a site walk and for more complete plans to be submitted.

ITEM #7: Application for an Open Space Subdivision (OSS) for Charles Robbins (owners Ricky & Dyanna Ledger), Assessor's Map F, Lot 18F, zoned R-40, located on Westwood Circle. (3 lots) (P03-40)

The Planning Department recommends approval of the subdivision plat 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.
3. The applicant shall provide the Planning Department with a copy of the NHDES Subdivision Permit and add the permit number to the plan.
4. Revise the plat to add the private road name approved by the Building Inspector.
5. Provide the Planning Department with a copy of the proposed protective covenants for the open space.

ITEM #8: Old Business

a. Discussion and possible vote on concept plan for Criswell/Wolcott, located on Whittier/Sixth Street.

The Planning Board conducted a site walk on the property on September 29, 2003. The Planning Department recommends that the waiver request for the 100-foot buffer be approved due to the setbacks of existing homes in the neighborhood. The following conditions should 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, at a location to be negotiated.
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 and Sixth Street to ensure an adequate buffer in the area where the 100-foot buffer was waived. A 40-foot no cut buffer should be provided on lots fronting on Sixth Street and on Whittier Street, except for any clearing necessary to improve sight distance.

b. Discussion regarding changes to the Subdivision Regulations, Chapter 155, Article IV Open Space Subdivision (OSS).

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

ITEM #9: New Business

Please review the enclosed Capital Improvements Program. Scheduling of meetings will be discussed tonight.