

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 Department Staff
DATE:	November 21, 2003
SUBJECT:	<i>Staff recommendations for agenda items for the November 25, 2003 Planning Board Meeting</i>

Public Hearing on Capital Improvement Program

The Planning Board will be holding a public hearing to hear comments on the Capital Improvements Program. Enclosed in your packets are the City Council CIP resolutions and the spreadsheet analyzing the projects in relation to the master plan. ***Please remember to bring your copy of the CIP.***

ITEM #3: Application for a minor lot line adjustment of land for Dover Building Partners, Assessor's Map H, Lots 18-1 & 18-2, zoned R-20, RM-20, Knox Marsh Rd. (P03-61)

The Planning Department recommends that the 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 surveyor's seal and signature.
4. Revise the plat to show the Tax Map and Lot numbers as assigned by the Tax Assessor.
5. Revise the plat by adding the zoning district line separating the RM-20 District from the R-20 District and revise note #5 to add the dimensional requirements for the R-20 District.
6. Revise the plat by filling in the blanks in the note for Reference Plan #1.
7. Revise the plat by correcting all references to Tax Map and Lot Numbers so that they read "Tax Map H, Lot #".
8. Revise the plat to correct the unreadable text located above unit # 45.
9. Revise the plat to indicate the amount of contiguous upland on parcel # 2.

ITEM #4: Application for a site plan of land for The Kane Co., (Owner Elizabeth Foster Revocable Trust) Assessor's Map E, Lots 27, 27B & 27D, zoned ETP, located at 408 Sixth Street. (P03-56)

The applicant appeared before the Technical Review Committee on November 20, 2003 (see enclosed TRC notes). The plans in your packets have not been updated to reflect the TRC

comments. The Planning Department recommends that the Planning Board open the public hearing and then table the application until the next meeting.

ITEM #5: Old Business

a. Impact Fee Waiver Request for Leslie Molleur, for Assessor's Map N, Lot # 20-6, located at 25 Mallard Lane.

This lot was part of a subdivision approved by the Planning Board on May 28, 2002, prior to the Planning Board's vote to adopt the school impact fee. The plat was signed by the chair on August 8, 2002 and recorded at the Registry of Deeds the next day. The building permit was approved on July 23, 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.

b. Impact Fee Waiver Request for Pebble Beach Trust, for Assessor's Map G, Lots 10-2 – 10-18, located on Taylor Rd.

These lots were part of a subdivision approved by the Planning Board on May 28, 2002, prior to the Planning Board's vote to adopt the school impact fee. The plat was signed by the chair on August 8, 2002 and recorded at the Registry of Deeds on August 12, 2002. Construction on the roadway started during September of 2002. The first building permits in the subdivision were approved on August 20, 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 these lots were approved prior to the adoption of the school impact fee and are protected from zoning changes under RSA 674:39, the Planning Department recommends that the waiver be granted.

ITEM #6: New Business