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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

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

ITEM #3: Application for a Conditional Use Permit for NH Soil Consultants, Inc. (Owner John & Nancy Royce), Assessor's Map E, Lot 19-14, zoned R-12, located at 21 Conifer Commons. (P03-67)

The applicant appeared before the Conservation Commission on December 8, 2003 for the Conditional Use Permit and received a favorable recommendation from the Conservation Commission. The Planning Department recommends approval of the Conditional Use Permit with the following recommendations:

1. Provide the Planning Department with a copy of the NH Department of Environmental Services Wetlands permit.
2. Provide the Planning Department with a copy of the recorded abutter agreement.

ITEM 4: Old Business

a. Discussion and possible vote on a site plan for Kane Co., Assessor's Map E, lots 27, 27B & 27D, zoned ETP, located on Sixth St. (P03-56)

The applicant submitted revised plans and an updated traffic study to the Planning Department on Friday morning and these are included in your packets. The Planning Department hopes to have a recommendation for action at the meeting.

b. Public hearing and possible vote on a plan for a major subdivision of land for Northam Builders, Inc., (Emerald Woods) Assessor's Map F, Lot 22A, zoned R-40, located on Littleworth Rd. (P02-01) (25 Lots)

The applicant is still working with the City Engineer on resolving drainage issues, so the applicant has requested that this item be postponed until the next meeting. The Planning Department recommends that this application remain on the table until January 13, 2004.

ITEM #5: New Business