



# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	January 22, 2009
SUBJECT:	Staff recommendations for agenda items for the January 27, 2009 Planning Board Meeting

### 3. NEW BUSINESS

#### A. Consideration and acceptance of a Conditional Use Permit for Susan Eisler, Assessor's Map G, Lot 13, zoned R-12, located on 344 Washington Street. (P08-43)

The applicant appeared before the Conservation Commission on December 1, 2008 and January 5, 2009. The Conservation Commission voted to not endorse the application (See enclosed memo from Tom Fargo). The Planning Staff, in consultation with the Environmental Projects Manager, feels that there is no detrimental effect to the environment by allowing the stone wall to be constructed, and recommends approval.

#### B. Consideration and acceptance of a minor subdivision of land for BWV Trust, Assessor's Map M, Lot 101, zoned R-40, located on Middle Road. (P09-01) (2 lots)

The Planning Department recommends approval of the minor subdivision plat with the following conditions:

1. Add the owners' signatures to the plat.
2. Provide the Planning Department with a digital version of the plat.
3. Revise the plat to correct note #10 by changing 20,000 to 40,000.
4. Revise the plat by adding a note indicating the source of the wetland delineation.
5. Revise the plat by adding the location of the existing septic system.
6. Revise the plat by adding a note indicating the source of sewer and water for the existing house and the new lot.

#### Conditions to Be Met Prior to Issuance of a Building Permit:

7. Any new dwelling unit shall be assessed the school impact fee of \$3,654, the recreation impact fee of \$1,184, the police impact fee of \$276, and the fire impact fee of \$530 at the time of building permit application.
8. Each new lot is subject to the water or sewer investment fee in place at the time of building permit.

**4. OLD BUSINESS**

**A. Discussion of subcommittees work on amendments to land use regulations.**

Each sub-committee's Chair will be asked to summarize the proposed amendments that their group has been working on.

**B. Request for Time Extension - Berry Surveying for Paolini Brothers Site Plan at 54 Dover Point Road (P08-15)**

Please review the enclosed letter dated January 21, 2009 from Christopher Berry requesting a 30-45 day extension for the project. The Planning Director has previously granted a 90-day extension that expires on January 22, 2009. The Planning Department recommends approval of a 45-day extension.

**5. STAFF COMMENTS**

**6. COMMITTEE REPORTS**