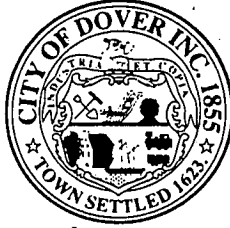


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Department Staff
DATE: January 4, 2002
SUBJECT: *Staff recommendations for agenda items for the January 8, 2002 Planning Board Meeting*

**ITEM #4: Application for a Conditional Use Permit for Leonard Lord, (Owner Jean Arkwell)
Assessor's Map G, Lot 26A, zoned R-20, located on Columbus Avenue. (P01-66)**

The Planning Department recommends that the Conditional Use Permit be approved with the following conditions:

1. The applicant shall provide a copy of the NH Wetlands Bureau permit to the Planning Department.
2. The applicant shall position sufficient markers of either boulders or granite posts to delineate the wetland areas.
3. The applicant shall revise the deed of the property to include a description of the regulatory protections of the delineated wetland areas.

ITEM #5: Application for a Conditional Use Permit for Richard & Geraldine Macleary, Assessor's Map 7, Lot 13, zoned R-20, located at 33 Boston Harbor Road. (P01-67)

The Planning Department recommends that the Conditional Use Permit be approved with the following conditions:

1. The applicant shall provide a copy of the NH Wetlands Bureau permit to the Planning Department.
2. The applicant shall implement the buffer-zone re-vegetation plan prior to the issuance of a Certificate of Occupancy.
3. The rearmost dwelling next to Boston Harbor Road shall be demolished within six months of the issuance of the Certificate of Occupancy for the new building and not ever rebuilt.

ITEM #6: Application for a minor subdivision of land for John Janetos (Owner Heirs of Simon Janetos) Assessor's Map N, Lot 13, zoned R-40, located on Country Club Drive. (P01-68)

The applicant has filed a written request for a waiver to the Subdivision Regulations, Chapter 155-29, B-8, which requires a survey of the entire property. Due to the size of the existing parcel and

the limited development proposed, the Planning Department supports the waiver request. The Planning Department recommends that the minor subdivision plat be approved with the following conditions:

1. Add the owner's signatures to the plat.
2. Provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
3. Revise the plat by adding the zoning district boundary line to sheet #1.
4. Revise the plat to tie the survey into the City's GIS coordinate system and add two GIS points.
5. Revise the plat to add common subdivision plan notes # 12 and 25.
6. Approval includes the granting of the waiver request.

ITEM #7: Application for a site review of land for MIST Development, LLC, (Owner Sidney Robbins Family Trust) Assessor's Map H, Lot 18, zoned RM-20, located on Knox Marsh Road. (46 units) (P01-41)

The Planning Department recommends that the Planning Board accept the application, open the public hearing and then table the application to schedule a site walk.

ITEM #8: Application for a lot line adjustment of land for Jeffrey & Christina Hollinger, Assessor's Map M, Lots 94, zoned R-40, located at 356 Back Road (P01-69)

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

1. Add both of the owner's signatures to the plat.
2. Revise the plat to show the location of the well and septic system for lot 94.
3. Revise the plat to add "R-40" to note #4-a.

ITEM #9: Old Business

ITEM #10: New Business