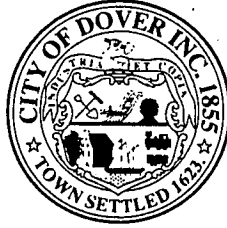


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Department Staff
DATE: January 18, 2002
SUBJECT: *Staff recommendations for agenda items for the January 22, 2002 Planning Board Meeting*

ITEM #3: Application for a site plan of land for Cochecho Country Club, Assessor's Map N, Lot 15, zoned RM-12, located at 145 Gulf Road. (P01-70)

The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signature to the site plan.
2. Revise the plan to add a note containing the details of the variance granted by the Zoning Board of Adjustment.
3. Provide the Planning Department with a copy of the NHDOT Driveway Permit and add the permit number to the plan.
4. Revise the plan to add adequate landscaping or fencing to provide a visual buffer between the building and the southerly property line.
5. Provide the Building Inspector with the manufacturers specifications for the battery charging system and a plan for mitigating impacts from any emissions.
6. The applicant agrees that the new operation will not increase the noise level, as measured at the southerly property line during the evening hours when the battery charging units are operating, above the existing noise level during the same time period.

ITEM #4: Old Business

- a. **Discussion of Southwest Equities Corp, located at Webb Drive and Plaza Drive. (102 units) (P01-34)**

This application for the site plan and subdivision/lot line adjustment was last before the Planning Board on August 28, 2001, when the public hearing was held and the application was tabled. Since that time the City has hired a consultant to review the hydrogeological study and a traffic consultant to review the traffic impact study. The Conservation Commission has had extensive involvement in reviewing the environmental information and in developing the list of environmental recommendations. Please review the memo dated 1/9/02 from the Conservation Commission. The applicant's consultant updated the traffic study after numerous discussions with the City's

traffic consultant. Please review the updated traffic study and our consultant's memo. The following is a list of outstanding issues:

1. Owner's signatures on plan.
2. Add Engineer's signature to all stamps on all sheets.
3. Conditional Use Permit for Groundwater Protection District.
4. Need State Site Specific Permit.
5. Engineer's issues.
6. Conveyance of 5,250 square feet of property from Prime Circle LLC to City for the purpose of a right of way for Webb Place extension.
7. Dedication of 34,830 square feet of property from owner to City for the purpose of a right of way for Webb Place extension.
8. Revise cover sheet to change "Webb Drive" to "Webb Place".
9. Revise location plan on cover sheet to correct boundaries for Somersworth and Rollinsford.
10. Provide architectural renderings of multi-family and office buildings.
11. Provide a lighting analysis that complies with Chapter 149-14-E-2.
12. Provide an easement to the City for stormwater flowage from Webb Place Extension across Map D, Lots 2 & 2-1.
13. Provide easement for potential future road to connect to Plaza Drive, outside of the 400 foot Smith Well radius.
14. Potential use of property for athletic field.

ITEM #5: New Business