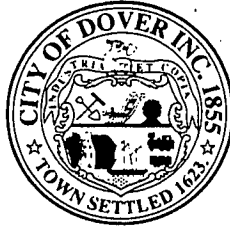


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	February 8, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the February 12, 2002 Planning Board Meeting</i>

ITEM #3: Application for a site plan of land for Sixth Street Station, LLC (owner Ray Bardwell) Assessor's Map 31, Lot 103, zoned RM-8, located on Sixth Street. (8 units) (P01-71)

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

1. Add the owner's signature to the site plan.

ITEM #4: Application for a minor subdivision of land for the Estate of Elbert E. Wheat, Assessor's Map A, Lot 29B, zoned R-40, located on Blackwater Road. 3 lots (P02-02)

The Planning Department recommends that the subdivision plat be approved with the following conditions:

1. Add the owner's signature to the subdivision plat.
2. Add the surveyor's stamp and signature to the subdivision plat.
3. Revise the plat by amending Note #7 to add that the property is located in the Secondary Protection Zone of the Groundwater Protection District.
4. Revise the plat to add the Strafford County Registry of Deeds recording number for Reference Plan #2 in note #6.
5. Revise the plat to add the common subdivision plat note #25, regarding providing the survey on disk.
6. Provide the Planning Department with a copy of the NH Subdivision Permit and add the permit number to the plat.

ITEM #5: Application for a major subdivision of land for Dupere Corporation on Washington St. (owner Delvin Arnold) Assessor's Map G, Lots 10 & 11, zoned R-12, located at 336-338 Washington St. (19 units) (P01-65)

The applicant attended the February 4, 2002 Conservation Commission meeting, but no recommendations were made due to their desire to have a joint site walk with the Planning Board. The Planning Department recommends that the application be accepted, the public hearing be opened and the item be tabled to schedule a site walk with the Conservation Commission.

ITEM #6: Old Business

- a. Application for a site plan of land for Cochecho Country Club, 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. Provide the Building Inspector with the manufacturers specifications for the battery charging system and a plan for mitigating impacts from any emissions.
5. 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.
6. A professional company certified by the Planning Department shall be used to monitor the noise levels.

- b. Discussion of Village at Bellamy Commons, Mist Development, located on Knox Marsh Road, regarding scheduling a site walk. (P01-41)**

The Planning Board needs to decide on a date and time for the site walk.

ITEM #7: New Business

- a. Discussion and possible posting of proposed zoning change on Dover Point Road and land adjacent and including Thornwood Farms, Assessor's Map K, Lot 19.**

See examples of Planned Unit Development Regulations include in your packet. Representatives from Thornwood Farms and/or the potential purchaser of the property will be at the meeting to discuss their preliminary plans and ideas for the property.