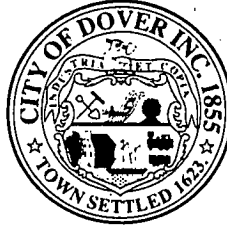


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**Date:** 2/26/2002

**To:** Dover Planning Board

**From:** Steven J. Stancel

**RE:** Planning Department Recommendations on Southwest Equities Corp.

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Site Plan Review (P01-34): The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signature to the plan.
2. Approval includes the granting of a Conditional Use Permit for development within the Groundwater Protection District.
3. Provide the Planning Department with a copy of the NH Department of Environmental Services Site Specific Permit and add the permit number to the plan.
4. Provide an easement to the City of Dover for stormwater runoff from Webb Place Extension across Map D, Lots 2 & 2-1 to the detention pond/infiltration basin.
5. The applicant shall prepare an engineered plan to the satisfaction of the City Engineer depicting improvements to the Webb Place/Central Avenue intersection by adding an exclusive left turn lane on the Webb Place approach, as recommended by Vanesse & Associates. This improvement shall be completed prior to the issuance of an occupancy permit.
6. The applicant shall contribute the sum of \$2,550 to the City, as the development's fair share towards the local match portion of the City's Congestion Mitigation and Air Quality (CMAQ) project of retiming and coordinating traffic signals along the northern portion of Central Avenue, payable prior to the issuance of a building permit.
7. The applicant shall pay all outstanding invoices for consulting services provided by the City's consultants, Horsley & Whitten Inc. and Vanesse & Associates, payable prior to the issuance of a building permit.
8. The applicant shall grant to the City easements for the 400-foot wellhead radius, and the recreation area and future roadway area. These easements shall be granted prior to the issuance of the first building permit.
9. Revise the plan to add a sidewalk from the basketball court to Plaza Drive and add a sidewalk in the Plaza Drive right-of-way from the end of Plaza Drive to Glenwood Avenue. These improvements shall be completed by the applicant prior to the issuance of a certificate of occupancy.
10. The applicant shall contribute the sum of \$2,940 to the City to the Community Services Vehicle fund, payable prior to the first occupancy permit being issued.
11. The applicant shall prepare an Environmental Management Plan that includes a spill control and response plan, a hazardous materials management plan, a landscape management plan, and a training plan for those responsible for implementing the

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Environmental Management Plan. This plan shall be submitted to and approved by the Planning Department prior to the issuance of a certificate of occupancy.

12. The applicant shall comply with the conditions set forth in the Assistant City Engineer's memo dated 2/22/02.
13. The final design of the detention pond/infiltration basin shall be reviewed and approved by Horsley & Whitten, Inc. and the City's Environmental Projects Manager.
14. The applicant shall obtain approval of the City Council to permit the dedication of approximately 34,830 square feet of a portion of City property, known as Map D, Lot 1, for the purpose of a public right of way for Webb Place extension
15. This approval is contingent on the approval of the subdivision/lot line adjustment plan proposed for the subject parcels.

Minor Subdivision/Lot Line Adjustment (P01-33): The Planning Department recommends that the plat be approved with the following conditions:

1. Add the owner's signature to the plat.
2. Add Surveyor's stamp and signature to all sheets.
3. Revise the plat to add the Strafford County Registry of Deeds recording numbers to the listed reference plans.
4. Revise the plat to update the easement areas to match the site plan.
5. The applicant shall be responsible to insure the conveyance of approximately 5,250 square feet of property from Prime Circle LLC to the City for the purpose of a public right of way for Webb Place extension. This conveyance shall be completed prior to signing and recording of the mylar.