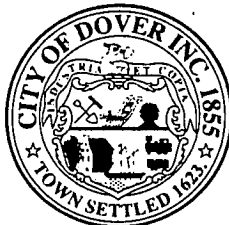


STEVEN J. STANCEL
Director



288 Central Avenue
Dover, New Hampshire 03820-4169
Tel: (603) 743-6008
Fax: (603) 743-6097

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

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

ITEM #3: Application for a minor lot line adjustment of land for Stabile Homes at Dover, Inc., Assessor's Map M, Lots 83-7 & 83-15, zoned R-40, located on Overlook Drive & Quaker Lane. (P02-05)

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

1. Add the owner's signature to the plat.
2. Revise the plat by adding a note indicating that the applicant will provide the City with a digital copy of the final plat

ITEM #4: Application for a minor lot line adjustment of land for Stabile Homes at Dover, Inc., Assessor's Map M, lots 68E & 83-1, zoned R-40, located on Tuttle Lane. (P02-06)

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

1. Add the owner's signatures to the plat.
2. Add the signature of the owner of Map M Lot 68E to the application form.
3. Revise the plat by adding the minimum building setback lines to Map M, Lot 68E.
3. Revise the plat by adding a note indicating that the applicant will provide the City with a digital copy of the final plat

ITEM #5: Application for a minor subdivision of land for Stabile Homes at Dover, Inc., Assessor's Map 83C & 83-22, zoned R-40, located on Tuttle Lane/Quaker Lane. (2 lots)(P02-07)

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

1. Add the owner's signatures to the subdivision plat.

2. Revise the plat to add the standard subdivision notes #22 (street addresses) and #25 (digital copy of final plat).

ITEM #6: Application for a minor lot line adjustment of land for McEaney Survey Associates, (owners – Ellen & Ruben Meeks, William & Lorraine Quimby, Todd & Tina Andrade) Assessor's Map B, Lots 4-55, 4S & 4Q, zoned R-40, located on Sixth St./Cottonwood Drive/Wildwood Lane. (P02-08)

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

1. Add the owner's signatures to the plat.
2. Revise the plat by correcting the lot areas in note #4

ITEM #7: Application for a major subdivision of land for Northam Builders, Inc., (owner Darlene Kay White) Assessor's Map F, Lot 22A, zoned R-40, located on Littleworth Road. (25 units) (P02-01)

The Planning Department recommends that the application be accepted, the public hearing opened and the application tabled so that a site walk can be scheduled.

ITEM #8: Application for a lot line adjustment and site plan of land for Sawyer's Mill Associates, Assessor's Map 16, Lots 11, 12, & 136, zoned UMUD, located on Mill Street. (6 units) (P02-03)

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

1. Add the owner's signature to the plat and the site plan.
2. The applicant shall contribute the sum of \$400 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 signalizing the Back River Road/Durham Road intersection and coordinating the signal at the Mill Street/Central Avenue intersection. Said contribution shall be paid prior to the issuance of an occupancy permit.
3. The applicant shall contribute the sum of \$2,080 to the City for the Charles Street sewer pump station upgrade. Said contribution shall be paid prior to the issuance of an occupancy permit.
4. Any additional conditions recommended by the City Engineer after his review of the revised plan.

ITEM #9: Old Business

- a. **Discussion and vote on CDBG applications and budget.**

Please review your packets, which contains material that is updated based on the workshop.