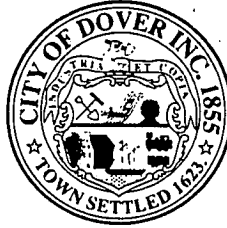


STEVEN J. STANCEL  
Director



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 22, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the March 26, 2002 Planning Board Meeting</i>

**ITEM #3: Minor lot line adjustment of land for McEneaney Survey (Owner Dover Meadows LLC)  
Assessor's Map K, Lot 49A-7 & 49A-8, zoned R-40, located on Augusta Way. (P02-15)**

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

1. Add the owner's signature to the plat.

**ITEM #4: Minor lot line adjustment of land for Nelson Miles Cook III & Citadel Broadcasting Co. (WOKQ), Assessor's Map M, Lot 90D-10 & 91A, zoned R-40, located on Isaac Lucas Circle. (P02-16)**

The applicant has requested a waiver to the requirement to show the lot lines for both lots (see enclosed letter). Given the size of the larger lot, the Planning Department supports the waiver request. The Planning Department recommends that the 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 label the lot line to be eliminated.
3. Revise the plat to add the minimum building setback lines.
4. Revise the plat to add the owners' addresses.
5. Revise the plat to add the proposed monumentation at the new lot corner.
6. Revise the plat to correct the spelling of the owners name for Map M, Lot 90A-3.
7. Revise the plat to correct the abutters name for Map M, Lot 90J.
8. 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: Amendment to a major subdivision of land for Northam Builders, Inc. (Owner Anna Kay) Assessor's Map G, Lot 27 & 29, zoned R-20, located off Columbus Ave. (P98-22)**

The Planning Department has had extensive discussions with the applicant's attorney regarding this issue. The Planning Department recommends that the revision to the approved subdivision

plat be approved with the condition that the land that would have been accessed by the future right-of-way is offered to the City for recreational uses. The recreation land would be accessed via a right-of-way from Littleworth Road.

**ITEM #6: Site plan of land for Dover School Department, Assessor's Map 36, Lot 30, zoned R-12, located on Horne Street. (P02-11)**

In accordance with RSA 674:54, the School Department has submitted these plans for review and nonbinding written comments. The Planning Department has the following nonbinding recommendations:

1. Place electric lines underground.
2. Consider installing a sprinkler system in the school building as recommended by the Fire Department.

**ITEM #7: Major subdivision of land for Leslie Molleur, Assessor's Map N, Lot 20, zoned R-40, located on Back Road. (6 lots) (P02-09)**

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: Site plan of land for Covered Bridge Affordable Housing Corporation (Owners Strafford County Commissioners), Assessor's Map C, Lot 4, zoned R-40, located on County Farm/County Farm Cross Road. (26 units) (P02-12)**

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 #9: Old Business**

**a. Discussion on Planning Board Goals Subcommittees**

A list of subcommittee appointments will be distributed at the meeting.

**ITEM #10: New Business**