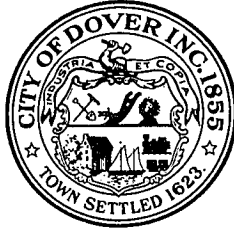


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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	April 5, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the April 9, 2002 Planning Board Meeting</i>

ITEM #3: Application for a minor lot line adjustment of land for David Labrie & Patricia McGlone, Assessor's Map I, Lots 94C & 124, zoned RM-12, located at 25 Piscataqua Rd./Hidden Valley Drive. (P02-14)

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 to add the minimum building setback lines for Map I, Lot 124.
3. Revise the plat to add the proposed monumentation at all new lot corners.
4. 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 subdivision of land for Gregorios Koutrelakos, Assessor's Map 38, Lot 32, zoned R-12, located on Glenwood Avenue. (P02-17)

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

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

ITEM #5: Old business

- a. **Discussion and possible vote on Village at Bellamy Commons, Mist Development, located on Knox Marsh Road (46 units) (P01-41)**

Since the site walk on this project, the applicant has submitted revised plans, which are included in your packets. The applicant will explain the revisions to the plan at the meeting. Please review the letter from Reuben Hull dated March 28, 2002, which reviews some of the outstanding issues. The Planning Department will have a recommendation on the application at the meeting. The following is a list of issues that need to be resolved:

1. Conditional Use Permit for lot coverage in Groundwater Protection District.
2. Contribution for active recreation area not provided on site.
3. Provide water line connection to Bellamy Park to replace seasonal line over parcel.
4. Fair share contribution for Knox Marsh Road sidewalk project.
5. Status of road connection to Westgate Village.
6. Waiver for roadway pavement width - 28' vs. 24'.
7. Need for fence behind units #12-22 to prevent encroachment into Bellamy Park.
8. Copy of homeowners association documents.
9. Architectural renderings for multi-family buildings.
10. Lack of a condominium site plan showing limited common areas.
11. Phasing plan.
12. Engineering issues.
13. Conservation Commission issues.
14. NHDES Site Specific Permit.
15. Easement for sewer line extension to Knox Marsh Road in the future.

b. Discussion on Emerald Woods, located on Littleworth Road (25 units) (P02-01)

The Planning Department recommends that the application remain on the table until the next meeting.

c. Discussion and possible vote on amendment to a major subdivision of land for Northam Builders, Inc., located on Columbus Avenue. (P98-22)

The Planning Board is conducting a site walk on April 6, 2002. The Planning Department will make a recommendation at the meeting.

d. Discussion and possible vote on major subdivision of land for Leslie Molleur, located on Back Road. (6 lots) (P02-09)

The Planning Board is conducting a site walk on April 6, 2002. The Planning Department recommends that the application remain on the table until the next meeting.

e. Discussion and possible vote on site plan for Covered Bridge Affordable Housing Corporation, located on County Farm/County Farm Cross Road. (26 units) (P02-12)

The Planning Board is conducting a site walk on April 6, 2002. The Planning Department recommends approval of the site plan with the following conditions:

1. Add the owner's signature to the plat.
2. Add the engineer's stamp and signature to all plan sheets.
3. Revise the plan by adding a note detailing the special exception granted by the Zoning Board of Adjustment.
4. Comply with the conditions listed in the April 5, 2002 memo from the Assistant City Engineer.

ITEM #6: New Business