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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:	April 19, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the April 23, 2002 Planning Board Meeting</i>

**ITEM #3: Application for a lot line adjustment of land for Marie Baxter, Assessor's Map N, Lots 11 & 12A, zoned R-40, located on 210 Gulf Rd. (P02-18)**

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 correct the setback lines from very poorly drained soils to be 75 feet for structures and from poorly drained soils to be 75 feet for the septic system.
3. Revise the plat to add a note indicating that the driveway crossing for the vacant lot will require a Conditional Use Permit and a NH Wetlands Board permit.
4. Revise the plat to add a note that a digital version of the survey will be provided to the City upon approval.
5. The existing pool shall be removed prior to recording of the mylar.

**ITEM #4: Application for a revision of a site plan for of land for Millstone Properties, LLC, Assessor's Map 16, Lot 15, zoned UMUD, located on Back River Road. (2 units)(P02-10)**

The Planning Department recommends that the public hearing be opened and the application be tabled to the next meeting to allow the applicant to address some of the unresolved issues that were raised at the TRC meeting held on March 7, 2002.

**ITEM #5: Old Business**

- a. 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 being asked to approve the removal of the 50-foot wide easement for a future roadway extension located between lots 8 and 10. In return, the owner has offered to donate an adjacent parcel of land to the City for recreational purposes. The Planning

Department recommends that approval be granted with the condition that the roadway easement be replaced by a pedestrian easement in the same location as the utility easement that would allow residents of Wallace Woods to access the recreation land. Access to the donated parcel would have to be provided over Map G, Lot 29 on an interim basis, with permanent access provided once the land is developed. Future uses of the donated parcel could include active recreation, passive recreation and open space.

**ITEM #6: New Business**