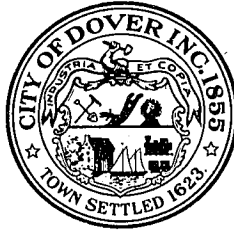


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	May 10, 2002
SUBJECT:	Staff recommendations for agenda items for the May 15, 2002 Planning Board Meeting

**ITEM #3: Application for a Conditional Use Permit for Northam Builders, Inc., Assessor's Map M, Lot 52-12, zoned R-20, located on Ivan's Lane. (P02-20)**

The applicant attended the Conservation Commission meeting on May 6, 2002. The Planning Department recommends that the Conditional Use Permit be approved with the following conditions:

1. Erosion control measures required for this lot shall be installed prior to the issuance of a building permit.
2. The deed for this lot shall contain language outlining the development restrictions imposed by the Wetlands Protection District Ordinance (Chapter 170-27.1).

**ITEM #4: Application for a minor subdivision of land for Lionel & Doris Chenard, Assessor's Map G, Lot 31, zoned I-2, located on Littleworth/Crosby Roads. (P02-21)**

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

1. Add the owner's signature to the plat.
2. Revise the plat by adding the surveyor's stamp and signature.
3. Revise the plat to add Common Subdivision Plan Note #25, regarding providing a digital version of the plat.

**ITEM #5: Old business**

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

The applicant appeared before the Conservation Commission on April 1, 2002 (see enclosed Conservation Commission letter dated 5/3/02). The City Engineer has raised some issues that the Planning Board should be aware of (see enclosed e-mail dated

5/8/02). The applicant has requested a waiver from Chapter 155-33-J, to allow a dead-end road with a length of 1,040 feet and a waiver from Chapter 155-33-A to allow 24-foot wide pavement. The Planning Department recommends that the waivers be granted due to the fact that the added road length and reduced road width are designed to reduce the wetland impact. The Planning Department recommends that the subdivision plat be approved with the following conditions:

1. Add the owner's signatures to the plat.
2. Revise the plat by adding the engineer's and surveyor's stamps and signatures.
3. Approval includes the granting of a Conditional Use Permit.
4. Approval includes the granting of the requested waivers.
5. The applicant shall provide the Planning Department with a copy of the NH Wetlands Bureau permit and add the permit number to the plat.
6. The applicant shall provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision permit and add the permit number to the plat.
7. The applicant agrees that in lieu of providing on-site recreation facilities, he shall contribute \$1,200 to the City for the purpose of improving existing recreational facilities. Said contribution shall be paid prior to the issuance of the first building permit.
8. The applicant agrees to pay a fair share contribution in the amount of \$4,098 to the City for the Community Services Vehicle Fund. Said contribution shall be paid prior to the issuance of the first building permit.
9. The applicant shall grant a 100-foot wide conservation easement along the Cochecho River to the Conservation Commission. Said conservation easement shall be approved by the chair of the Conservation Commission and shall be recorded at the Strafford County Registry of Deeds prior to or concurrently with the recording of the subdivision plat.
10. The applicant shall submit to the Planning Department a forest management plan for the area covered by the conservation easement, prepared by a licensed forester, prior to signing of the mylar.

**b. Discussion and possible vote on a major subdivision of land for Dupere, located on Washington St. (19 lots) (P01-65)**

The applicant appeared before the Conservation Commission on March 4, 2002 (see enclosed minutes). The applicant has requested a waiver from Chapter 155-33-J, to allow a dead-end road with a length of 1,215 feet and a waiver from Chapter 155-33-G, to allow an eight percent road slope, where six percent is allowed. The Planning Department recommends that the subdivision plat be removed from the table and the public hearing opened so that the applicant can provide an update on the changes made since the last meeting. The following are the outstanding issues:

1. Add the owner's signatures to the plat.
2. Approval includes the granting of a Conditional Use Permit.
3. Revise the plat by adding the NH Wetlands Bureau permit number to the plat.
4. The applicant agrees that in lieu of providing on-site recreation facilities, he shall contribute \$3,400 to the City for the purpose of improving existing recreational facilities. Said contribution shall be paid prior to the issuance of the first building permit.