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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 24, 2002
SUBJECT:	Staff recommendations for agenda items for the May 28, 2002 Planning Board Meeting

**ITEM #3: Application for a minor subdivision and Lot Line Adjustment of land for Tri-City Builders, Inc., and STF Development Corp., Assessor's Map 25, Lots 45 & 45A, zoned RM-10, located at Granite St./Atlantic Ave. (P02-22)**

The Planning Department recommends that the minor subdivision/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 Common Subdivision Plan Note #25, regarding providing a digital version of the plat.
3. Revise the plat by revising note #4 to include the lot area of Lot #45.
4. The existing house shall be removed prior to recording of the final mylar at the Strafford County Registry of Deeds.

**ITEM #4: Application for a minor subdivision of land for Barry Williams, Assessor's Map M, Lot 101, zoned R-40, located on Middle Rd. (1 lot)(P02-24)**

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 50-foot Conservation District setback line to Canney Brook.
3. Revise the plat by adding a note that indicates that each lot contains a minimum of 40,000 square feet of non-wetland area.
4. Revise the plat by adding the GIS bearings in two places.
5. Revise the plat by correcting the name of the engineering company in reference plan #2.

**ITEM #5: Application for a revision of a site plan 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 revised site plan be approved with the following conditions:

1. Add the owner's signature to the plan.
2. Provide the Planning Department with a copy of the Wetlands Bureau permit and add the permit number to the plan.
3. Revise the plan to correct the number of units listed in note #5h.
4. Revise the plan to add a note to sheet #5 specifying the lighting to be provided on the south side of the new building.
5. Provide the Planning Department with a Drainage Agreement that is signed by Millstone Properties, Inc. and Sawyer Mills Associates, Inc. and is recorded at the Strafford County Registry of Deeds.

**ITEM #6: Old business**

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

**Please bring the materials from the previous packet for this agenda item.**

The applicant appeared before the Conservation Commission on April 1, 2002. 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 applicant has been negotiating with the abutter to resolve the outstanding issues. The Planning Department will have a recommendation at the meeting. The following is the list of potential conditions of approval:

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)**

**Please bring the materials from the previous packet for this agenda item.**

The applicant appeared before the Conservation Commission on March 4, 2002. 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. A revised plan submitted by the applicant is included in the packets. 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.
5. The applicant agrees to pay a fair share contribution in the amount of \$5,595 to the City for the Community Services Vehicle Fund. Said contribution shall be paid prior to the issuance of the first building permit.
6. The applicant shall hire a licensed forester to review the potential hazard created by the maintenance of the existing forest cover along the back of lots 10 through 18.
7. Revise the plat to add the plantings recommended by West Environmental to demarcate the wetlands boundary on lot #9.
8. The applicant shall include in the deeds of all lots that contain wetlands, language outlining the development restrictions imposed by the Wetlands Protection District Ordinance (Chapter 170-27.1).
9. The applicant shall include in the deed of lot #9 a restriction that the house be built with slab-on grade construction techniques due to the high water table.
10. Provide details on the proposed landscaping across from the road entrance onto Washington Street.
11. Engineering issues.

**ITEM #7: New Business**