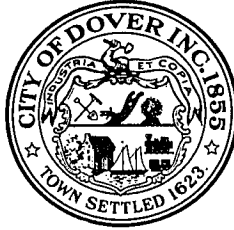


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	June 21, 2002
SUBJECT:	Staff recommendations for agenda items for the June 25, 2002 Planning Board Meeting

ITEM #3: Application for a minor subdivision of land for Robert R. Mercier Family Trust, Assessor's Map M, Lot 99, zoned R-40, located on Back Rd. (P02-32)

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. Provide the Planning Department with a copy of the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
3. Add the surveyor's stamp and signature to the plat.
4. Revise the plat to add the square footage of upland area for each lot.
5. Revise the plat to add a note that a digital version of the survey will be provided to the City upon approval.
6. The Building Inspector shall not issue a building permit for lot 99-1 until the existing septic system has been properly removed and the pavement that encroaches on the proposed lot line is removed to provide a five-foot setback.

ITEM #4: Application for a minor subdivision of land for Summit Land Development/Boston & Maine Corporation, Assessor's Map 31, Lot 4, zoned B-2 & RM-8, located on Grove Street/Third Street/Fourth Street. (P02-31)

The applicant has requested a waiver from the Subdivision Regulation requirement that the entire parcel be shown on the survey. There is an updated property survey of the entire parcel from 1992, so the Planning Department supports the waiver request. 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. Add the surveyor's stamp and signature to the plat.
3. Revise the plat to identify the abutters across Fourth Street.
4. Revise the plat to correct the shape of the subject parcel on the locus map.
5. Revise the plat by adding the Strafford County Registry of Deeds recording number to the reference plan in note #7.

6. Revise the plat by amending note #8 to indicate that the parcel is in the Conservation District and add the 100-foot setback to the plat.
7. Revise the plat to add a note indicating that the parcel will be served by municipal water and sewer service.
8. Revise the plat to add a note that a digital version of the survey will be provided to the City upon approval.
9. Revise the plat to add the standard note #22 regarding assigning street addresses.
10. Approval includes the granting of the requested waiver.

ITEM #5: Application for a minor lot line adjustment of land for Doug & Karen Dawley, Assessor's Map K, Lots 9 & 9-1, located on Back Road. (P02-30)

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. Add the surveyor's signature to the surveyor stamp on the plat.

ITEM #6: Application for a minor lot line adjustment of land for Shaw's Ridge Equipment (owners Raymond Martineau/Robert Sherwood) Assessor's Map H, Lots 32A-1 & 32A-2, zoned B-4, located on Littleworth Rd./Knox Marsh Rd. (P02-29)

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

1. Add the owner's signatures to the plat.
2. Add the surveyor's signature to the surveyor stamp on the plat.
3. Revise the plat to correct the Tax Map and Lot Number for the Sherwood lot in Note #1 and on the lot.

ITEM #7: Application for a site plan for Shaw's Ridge Equipment, (owner Raymond Martineau, Jr.) Assessor's Map H, Lot 32A-2, zoned B-4, located on Littleworth Rd. (P02-19)

The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the engineer's stamp and signature to the plan.
2. Add the surveyor's stamp and signature and the engineer's stamp and signature to the appropriate sheets of the plan.
3. Provide the Planning Department with a copy of the NH Department of Transportation Driveway Permit and add the permit number to the plan.
4. Provide the Planning Department with a copy of the septic system design permit from the NH Department of Environmental Services and add the permit number to the plan.
5. Revise the plan to add the Strafford County Registry of Deeds recording number to reference plan #2.
6. Revise the plan to change sheet #3 by adding the detailed information for the rip-rap outlet protection.
7. Provide a drainage study to the satisfaction of the City Engineer.
8. Revise the plan to add a design specification for the stone aprons.

ITEM #8: Public Hearing for a Coastal Zone Management Grant to fund a Downtown Traffic Study to evaluate the traffic circulation patterns downtown and study the impact waterfront revitalization will have on the current and future patterns.

Please review the enclosed memo and description of the study.

ITEM #9: Old Business