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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:	August 9, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the August 13, 2002 Planning Board Meeting</i>

ITEM #3: Application for a minor subdivision of land for Raymond & Ellen Janelle, Assessor's Map I, Lot 53, zoned RM-12, located on Mast Road. (P02-44) (1 lot)

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 standard flood hazard note.

ITEM #4: Application for a minor lot line adjustment of land for Elaine Needham Trustee; Hugh Adams; Kevin McEneaney, Assessor's Map 40, Lots 34; 34A & 46, zoned R-12, located on Old Rochester Road/Willard Road. (P02-45)

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

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

ITEM #5: Application for a subdivision of land for Elliott Rose Company of Dover, Inc., Assessor's Map. K, Lots 19, 19A and 19B, zoned B-3 and R-40, located on Dover Point Road. (P02-34)(1 lot)

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

1. Add the owner's signature to the plat.
2. Add surveyor's stamp and signature to sheet S-1.
3. Provide the Planning Department with a copy of the NH Department of Transportation Driveway Permit and add the permit number to the plan.

ITEM #6: Application for a site plan of land for Massage for Health at Thornwood Marketplace (Owner Elliott Rose Company of Dover, Inc.) Assessor's Map K, Lot 19B, zoned B-3, located on Dover Point Road. (P02-35)

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

1. Add the owner's signature to the plan.
2. Add engineer's stamp and signature to all sheets.
3. Revise landscaping plan by adding landscaping to the parking lot island that is located at the northwest corner of the building.
4. Remove the obsolete signs on the property prior to the issuance of a building permit.
5. Any additional conditions required by City Engineer.

ITEM #7: Old Business

1. Discussion and possible vote for a lot line adjustment of land for Evelyn Bryson and Michael Rosholt, Assessor's Map C, lots C-50A & C-50D, located on Watson Road. (P02-36)

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

1. Add the owner's signatures to the plat.
 2. Revise the plat to add the minimum building setback lines to both lots.
 3. Revise the plat to add two GIS points.
 4. Revise the plat to add a note that a digital version of the survey will be provided to the City upon approval.
- 2. Public comment on proposed regulation changes. Discussion and possible posting of proposed changes including residential changes to manage growth, changes aimed at promoting increased Commercial/Industrial base; changes that promote open space; and changes that protect and improve the quality of life. The full text of the proposed changes is available online at www.ci.dover.nh.us or in the Planning Office during normal business hours.**

Please bring the packet of zoning and regulation amendments distributed at the August 6th meeting.

ITEM #8: New Business