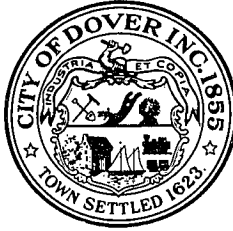


STEVEN J. STANCEL
Director
ve.stancel@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.ci.dover.nh.us

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	August 23, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the August 27, 2002 Planning Board Meeting</i>

ITEM #3: Application for a lot line adjustment of land for Michael Davis, Assessor's Map N, Lots #2-2 & 2-3, zoned R-40, located on Three Rivers Farm Road. (P02-47)

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 two GIS points.

ITEM #4: Application for a site review of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1-C, zoned R-40, located at 20 Seaborne Road. (P02-41)

The Planning Department recommends that the application be accepted, the public hearing be opened and then the application be tabled so that a site walk can be scheduled.

ITEM #5: Application for a site review of land for Lafrance Hospitality, Assessor's Map 39, Lots 78, 83, 89-94, zoned B-5, located at Weeks Crossing/New Rochester Road/Old Rochester Road. (97 hotel rooms)(P02-43)

The Planning Department recommends that the application be accepted, the public hearing be opened and then the application be tabled so that a site walk can be scheduled.

ITEM #6: Old Business

1. **Discussion and possible vote on an application for a subdivision of land for Elliott Rose Company of Dover, Inc., located on Dover Point Road. (1 lot) (P02-34)**

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.
 4. Revise the plat to increase the width of the road pavement from 28 feet to 32 feet.
 5. The existing buildings on Lot 19C shall be removed prior to recording the plat.
- 2. Discussion and possible posting of proposed regulation 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.**

ITEM #7: New Business

1. **Extension Request for Summit Land Development and B&M Railroad Subdivision Plan (P02-31)**

The Planning Department recommends that a 60-day extension be granted.

2. **Extension Request for Southwest Equities Corp. Site Plan (P01-34)**

The Planning Department recommends that a 30-day extension be granted.