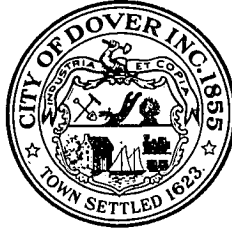


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	September 20, 2002
SUBJECT:	Staff recommendations for agenda items for the September 24, 2002 Planning Board Meeting

**ITEM #3: Application for a lot line adjustment of land for Lafrance Hospitality/Opechee Construction (Owner Peter Russell), Assessor's Map 39, Lots 78, 83, 89-94, zoned B-5, located at Weeks Crossing (P02-42)**

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

1. Add the owner's signature to the final plat.
2. Revise the plat to add the metes and bounds for all existing lot lines.
3. Revise the plat to label the lot lines to be eliminated.
4. Revise the plat to add two GIS points.
5. Revise the plat to add the proposed tax map and lot numbers as assigned by the Tax Assessor.
6. Provide the Planning Department with a copy of the executed deed showing the deeding of the state parcel to Peter Russell.

**ITEM #4: Application for a conditional use of land for First Parish Church Congregational, Assessor's Map 9, Lots 84, 83, 82, 85, zoned B-2, located at 218 Central Avenue (P02-50)**

The Planning Department recommends that no decision be made until the applicant provides copies of agreements for parking lots used to satisfy the parking requirements.

**ITEM #5: Public Hearing to consider amendments to Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments include allowing reduced street widths in certain cases; major changes to the Alternative Design Subdivision provisions including changing the name to Open Space Subdivision (OSS), making OSS mandatory for R-40 major subdivisions and for R-20/R-12 subdivisions that meet criteria, changing the minimum project area, allowing commercial uses in an OSS in certain cases, and reducing the street setbacks; allowing street trees in ROW's and setting standards for street trees; increasing per lot application fee to \$150; adding a section on scattered and**

**premature development; requiring digital subdivision and as-built plans; and requiring surveys to be tied into City GIS.**

Please review the enclosed copy of the proposed amendments.

**ITEM #6: Public Hearing to consider amendments to Chapter 149, entitled "Site Review Regulations" of the code of the City of Dover. Amendments include parking requirements for multifamily dwellings; invasive species prohibition; revised architectural guidelines for nonresidential and multifamily uses; standards for drive thrus; restricting nonresidential traffic through a residential district; and updating abutters fee.**

Please review the enclosed copy of the proposed amendments.

**ITEM #7: Old Business**

**1. Discussion and possible vote on a site plan for Portsmouth Christian Academy, located at 20 Seaborne Road. (P02-41)**

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

1. Add the owner's signature to the final plan.
2. Revise the plan by changing the traffic flow direction of the second driveway from one way to two way.
3. Revise the plan by adding a walking path between the high school and the rest of the existing building.
4. Revise the drainage report to include a pre and post drainage summary paragraph or table, to the satisfaction of the City Engineer.
5. Revise the plan to add three paper birch trees to the northeast corner of the high school building.
6. Provide the Planning Department with a copy of the Site Specific Permit and add the permit number to the plan.
7. The applicant shall contribute the following off-site traffic improvements, prior to the issuance of an occupancy permit:
  - a. Install school zone yellow flashing lights and signs along Garrison Road.
  - b. Paint white fog lines on Garrison Road from Garrison School to Seaborne Drive.
  - c. Payment of a fair share contribution for the Garrison Road/Back River Road intersection improvements.
  - d. Payment of a fair share contribution for the Durham Road/Back River Road intersection signalization project.
8. Applicant agrees to direct all school buses to use Garrison Road to access the site.

**2. Discussion and possible vote on a site review of land, for Tri City Builders, located on Atlantic Ave. (2 4-unit buildings) (P02-40)**

A Planning Department recommendation will be provided at the meeting. The outstanding issues are as follows:

1. Add the owner's signature to the plan.

2. Add engineer's stamp and signature to all sheets.
3. Revise the plan by adding the cross access easement for the driveway.
4. Revise the plan to add the metes and bounds for the lot lines.
5. Revise the plan to add a note referencing the special exception and conditions as granted by the Zoning Board of Adjustment.
6. Revise the plan by adding adequate landscaping to screen the parking areas from the street and abutting lots.
7. Sight distance at the driveway.

**3. Discussion and possible vote on a site review of land for Lafrance Hospitality, located at Weeks Crossing/Old Rochester Rd., New Rochester Rd. (97 hotel rooms) (P02-43)**

The City has hired a traffic consultant to review the applicant's traffic study. He is expected to have written comments ready for distribution at the meeting. The Planning Department recommends that no decision be made as there are outstanding issues that need to be resolved.

**ITEM #8: New Business**