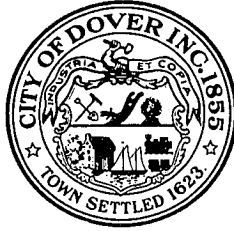


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	October 4, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the October 8, 2002 Planning Board Meeting</i>

ITEM #3: Application for a Driveway Waiver for Walter Lewis, Assessor's Map 12, Lot 96, zoned RM-10, located at 11 & 13 Elm Street. (P02-51)

The Planning Department will have a recommendation on the driveway waiver at the meeting.

ITEM #4: Application for a minor lot line adjustment of land for Michael Davis and Pat Brady, Assessor's Map N, Lots 2-2 & 2-4, zoned R-40, located on Three Rivers Farm Road. (P02-54)

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

1. Add the owner's signatures to the final plat.
2. Revise the plat to correct the scale in the title block.
3. Revise the plat to add the Strafford County Registry of Deeds recording number for the reference plan #2.

ITEM #5: Application for a site plan of land for the City of Dover, Assessor's Map H, Lot 12, zoned R-20, located at 25 Alumni Drive. (P02-52)

In accordance with RSA 674:54, the School Department has submitted these plans for review and non-binding written comments. The Planning Department has the following non-binding recommendations:

1. Add wall-mounted lights to the addition.
2. Provide floor plans of the addition.
3. Provide architectural rendering of the addition.
4. Provide digital version of the site plan to the Planning Department.

ITEM #6: Application for a minor subdivision 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 #7: Old Business

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

Enclosed in the packets is new information on the stormwater management system and maintenance plan for your review. The applicant is working with the NH Department of Transportation to have the plan reviewed. There are a number of traffic issues that are still being discussed by the City's traffic consultant and the applicant's traffic consultant. At this point the Planning Department feels that the application is not ready for a final vote.

2. Discussion and possible vote on Zoning Amendments (Chapter 170); Subdivision Amendments (Chapter 155); and Site Review Regulations (Chapter 149). A complete wording of each amendment is available in the Planning Department, the Dover Public Library and on the City's website at www.ci.dover.nh.us.

A copy of the Methodologies for Calculation of Impact Fees in the City of Dover is enclosed for your review. Details of the school impact fee are included in the document.

ITEM #8: New Business