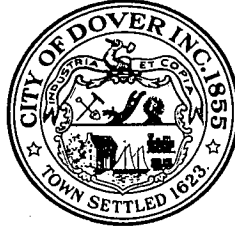


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	October 18, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the October 22, 2002 Planning Board Meeting</i>

ITEM #3: Application for a minor subdivision of land for Daniel & Jacqueline Ayer, Assessor's Map N, Lot 21, zoned R-40, located on Back Road. (P02-56)

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

1. Add the owner's signatures to the final plat.
2. Add the Surveyor's signature to the surveyor's stamp.
3. Revise the plat to add the standard note #25 regarding providing the plan on disk to the City.
4. The applicant is put on notice that the Planning Board has posted a zoning ordinance amendment to the Wetlands Protection ordinance. If the posted amendment is approved, the proposed lot would have a 50-foot wetlands buffer to the wetland area along the western boundary. If the amendment is not approved, the lot would have no wetlands buffer.

ITEM #4: Application for a minor lot line adjustment of land for Dean Fournier, Assessor's Map 3, lots 3, 17, 18, zoned B-2, located on Portland Ave. (P02-39)

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

1. Provide the Planning Department with the plan boundary information in a digital DXF format on a disk.
2. The applicant shall record the two Common Access Maintenance Agreements at the Strafford County Registry of Deeds and provide a copy of the recorded agreements to the Planning Department.

ITEM #5: Application for a site review of land for Millstone Properties, Assessor's Map 16, Lot 15, zoned UMUD, located on Back River Road. (P02-54)

The applicant has requested that this agenda item be postponed until the November 12th meeting so that a subdivision plan for the property can be presented at the same meeting. All of the application material and plans will be provided for the next meeting.

ITEM #6: Application for a site review of land for Sarnia Properties, Inc., Assessor's Map 2, Lot 40, 41, 42, zoned B-2, located at 83 Washington St. (P02-53)

As part of the site review application, the applicant has also requested a Conditional Use Permit, as provided for in Chapter 170-44-I, to allow for shared parking. The applicant has submitted a shared parking analysis for your review. The Planning Department recommends that the site plan and Conditional Use Permit be approved with the following conditions:

1. Add the owner's signature to the plan.
2. Revise the plan to add two GIS points.
3. The sprinkler system on the fourth floor shall be upgraded to comply with residential standards.

ITEM #7: Application for a site review of land for Coastline Modular Homes, Inc. (Owner Lauren Wolf), Assessor's Map H, Lot 1, zoned B-4, located on Durham Rd. (P02-57)

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

1. Add the owner's signature to the plan.
2. Provide the Planning Department with a copy of the NHDOT driveway permit and add the permit number to the plan.

ITEM #8: 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 applicant has requested that this application be postponed so that it can be heard at the same meeting as the site review listed under old business.

ITEM #9: Old Business

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

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. **Request for a (90) day extension for Elliott Rose Company of Dover subdivision and Massage for Health site plan.**

The Planning Department recommends that the extension request be granted.

3. **Discussion and possible vote on Zoning Amendments (Chapter 170); Subdivision Amendments (Chapter 155); and Site Review Regulations (Chapter 149).**

ITEM #10: New Business