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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:	November 8, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the November 12, 2002 Planning Board Meeting</i>

ITEM #3: Application for a minor subdivision of land for Robert & Judith Weisner Rev. Trust, Assessor's Map H, Lot 44 K, zoned R-20, located on Lisa Beth Circle. (P02-59)

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. Revise the plat by correcting the GIS point labels to refer to Note #8.
3. Revise the plat to certify that each lot contains a minimum of 20,000 square feet of non-wetland area.
4. All pavement within five feet of the proposed lot line shall be removed prior to recording the plat.

ITEM #4: 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 #5: Application for a site review of land for Coldwell Banker-Criswell/Wolcott Realty, Assessor's Map 39, Lot 113B, zoned B-5, located at 6 Old Rochester Road. (P02-58)

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

1. Add the owner's signatures to the final plan.
2. Add the engineer's stamp and signature to all sheets of the site plan.
3. The Stormwater Management, Maintenance and Inspection Plan shall be reviewed and approved by Dean Peschel.
4. Any other conditions recommended by the City Engineer.

ITEM #6: Application for a minor subdivision of land for Millstone Properties, Assessor's Map 16, Lot 15, zoned UMUD, located on Back River Road. (P02-61)

The applicant has requested that this item be postponed until the next meeting (see attached letter from Attorney Schulte).

ITEM #7: 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 item be postponed until the next meeting (see attached letter from Attorney Schulte).

ITEM #8: 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 Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signatures to the final plan.
2. Revise the intersection plans to reflect the changes agreed to in the VHB memo dated 11/6/02 and the Opechee memo dated 11/7/02.
3. Approval is conditional on NHDOT review and approval and incorporating any recommended changes.
4. Revise the plans to move the Willand Pond Road stop bar striping back away from New Rochester Road.
5. Revise the plans to show the required tip-downs at the sidewalk/crosswalk transitions.
6. Revise the plans to show crosswalk striping with interior diagonal lines, and ensure there is either existing adequate downlighting at crosswalk locations or provide additional lighting on the plan.
7. Revise the intersection plan to depict more existing features. (i.e. whether there is an existing sidewalk on New Rochester Road along the Western Auto frontage, etc.)
8. The applicant shall agree to make field adjustments to the traffic signal after installation of the signal equipment as required during the break-in period.
9. Revise the Operation and Maintenance Plan for the stormwater management system to the satisfaction of Dean Peschel and Tom Fargo.
10. Any other conditions recommended by the City Engineer.

2. Discussion and possible vote on driveway waiver for Walter Lewis, 11 & 13 Elm St. (P02-51)

The applicant has requested that this item be postponed until the next meeting (see attached e-mail from Walter Lewis).

ITEM #9: New Business