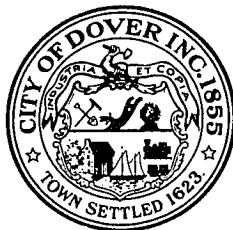


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	November 22, 2002
SUBJECT:	<i>Staff recommendations for agenda items for the November 26, 2002 Planning Board Meeting</i>

ITEM #3: Public hearing on the City of Dover's proposed Capital Improvements Program (CIP).

Please bring your copy of the CIP.

ITEM #4: Application for a minor lot line adjustment of land for Leslie Moller and Daniel & Jacqueline Ayer, Assessor's Map N, Lots 19 and 20-3, zoned R-40, located on Back Road. (P02-63)

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. Add the surveyor's signature to the surveyor stamp.
3. Provide the Planning Department with a digital version of the lot line adjustment plat.

ITEM #5: Application for a Conditional Use of land for Carex Ecosystem Sciences (Owner Constitution Homes, LLC) Assessor's Map A, Lot 39-22, zoned R-40, located at Lot 22, Fieldstone Drive. (P02-64)

The applicant appeared before the Conservation Commission on July 8, 2002 (see enclosed minutes). The Planning Department recommends that the Conditional Use Permit be approved with the following condition:

1. Provide the Planning Department with a copy of the NH Wetlands Bureau Permit.

ITEM #6: Application for a site review of land for Dover Central Realty Trust/dba Sullivan Tire & Auto Service, Assessors Map 16, Lot 7 & 12, zoned UMUD, located at 7 Central Avenue. (P02-60)

The Planning Department recommends that the application be accepted, the public hearing be opened and the application be tabled to allow for a site walk.

ITEM #7: Application for an amended site review of land for Portsmouth Christian Academy, Assessor's Map J, Lot 1C, zoned R-40, located at 20 Seaborne Road. (P02-62)

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 to add a single yellow centerline on the driveway from Seaborne Drive to the end.
3. Revise the plan to change "Seaborne Road" to "Seaborne Drive" on all sheets.
4. Revise the plan to add student drop-off area signs in front of the High School.
5. Provide the Planning Department with an architectural rendering of the proposed building.
6. The applicant agrees to provide the Planning Department with AM peak hour turning movement counts for the Seaborne Drive/Garrison Road intersection within three months of occupying the building. The counts will be broken down by vehicle type and will be performed while the school is in session.
7. All off-site improvements required for the original site plan (P02-41) are incorporated into this approval.

ITEM #8: 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 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. Provide the Planning Department with a digital version of the subdivision plat.
3. Revise the plat by adding the two GIS points.
4. Revise the plat by adding the proposed monumentation to all corners of the new lot line between lots 1 and 2.
5. Provide the Planning Department with the executed and recorded access and utility easement over lot 1 in favor of lots 15 and 15-2.

ITEM #9: 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 Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signatures to the final plan.
2. Provide the Planning Department with a copy of the new floor plan for the apartment building.
3. Provide the Planning Department with a copy of an architectural rendering of the apartment building.
4. Provide the Planning Department with a copy of the NH Wetlands Bureau Permit and add the permit number to the plan.
5. The owner shall contribute \$6,000.00 to the City to offset the impact of the development on the capacity of the Charles Street Sewer Pump Station. The payment shall be made

prior to the issuance of the first building permit. The City reserves the right to utilize the contribution for traffic-related improvements, depending on the need.

6. The owner shall contribute \$15,000.00 to the City to offset the impact of the development on the Back River Road/Durham Road intersection. The payment shall be made prior to the issuance of the first building permit.
7. The owner shall install landscaping along the southern boundary as stipulated in a landscaping agreement between the owner and Karen and Peter Hoeksema, dated February 27, 2001.
8. Any other conditions recommended by the City Engineer.

ITEM #10: Old Business

1. **Discussion and possible vote on driveway waiver for Walter Lewis, 11 & 13 Elm St. (P02-51)**
2. **Possible discussion on Capital Improvements Program (CIP).**

ITEM #11: New Business