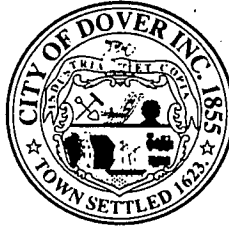


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	January 5, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the January 9, 2001 Planning Board Meeting</i>

ITEM #3: Application for a site plan of land for Virtuous Realty, LLC, (Owner: Turbocam, Inc.)
Assessor's Map G, Lot 1E, zoned I-2, located at 5 Faraday Drive.

The applicant has asked for a waiver to the requirement to provide detailed site information for the entire parcel. Since the proposed addition is only 4,000 square feet and the addition is located in an area that is already paved, the Planning Department recommends approval of the waiver request. The Planning Department recommends that the site plan be approved with the following condition:

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

ITEM #4: A request for a merger of land for Eileen C. Bardwell, Assessor's Map 31, Lots 1 and 103, located on Sixth St.

The Planning Department recommends that the merger of land be approved.

ITEM #5: Application for a lot line adjustment of land for Eileen Bardwell and Robert McCrone, Assessor's Map 31, Lots 1 & 102, zoned R-12 & RM-8, located on Sixth Street.

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

1. Add both of the owner's signatures to the plat.

ITEM #6: Application for a site plan of land for R.H. Bardwell, Sixth Street Station, Assessor's Map 31, Lot 1 & 103, zoned RM-8 and R-12, located at 76A Sixth Street. (26 units)

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

ITEM #7: Old Business

a. Discussion and possible vote on a site plan for Motiva, located on Silver Street.

The applicant's traffic consultant, Donald Rhodes, will attend the meeting to review his latest traffic findings and recommendations. The City's traffic consultant, Preston Samuel, will also be there to present his peer review of the traffic study and discuss his recommendations. A memo dated December 6, 2000 from Donald Rhodes is included in your packets. The City's traffic consultant will have a memo for distribution at the meeting.

b. Discussion and possible vote on a site plan for Millstone Properties, located at 8 & 10 Back River Road. (64 units)

The Planning Department recommends that the application remain on the table. The applicant has not yet submitted revised plans to address issues discussed at the last meeting.

c. Discussion and possible vote on amendment to Article VII, Overriding Districts, by adding a new Chapter 170-28.4, Scenic Road Overlay District

ITEM # 8: New Business