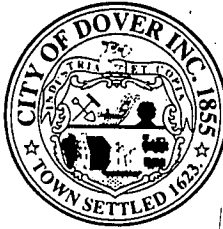


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City of Dover, New
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	January 19, 2001
SUBJECT:	Staff recommendations for agenda item Board Meeting

*Millstone
Place*
*2 copies
need 12 more*

ITEM #2: Old Business

- a. 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 site plan be approved with the following conditions:

1. Add the owner's signature to the plan.
2. Approval includes the granting of a Conditional Use Permit for a reduced number of parking spaces as provided for in Chapter 170-44-I.
3. Applicant agrees to contribute \$6,000.00 to the City to off set the impact of the development on the capacity problems of the Charles Street pump station. The payment shall be made prior to the issuance of the first building permit.
4. Applicant agrees to contribute to the City an off-site impact mitigation amount equal to 2.5% of the cost of the City's portion of implementing improvements to mitigate Durham Road corridor congestion, said amount not to exceed the sum of \$15,000.00. The corridor improvement project shall be funded by the City and developer prior to the issuance of the first certificate of occupancy, or the applicant shall complete such off-site improvements (as approved by the City) that would effectively mitigate the development's percent increase of traffic at the Back River/Central Avenue/Durham Road intersection, prior to the issuance of the first certificate of occupancy.
5. The applicant shall comply with the conditions recommended in the City Engineer's memo dated 01/18/01 and submit revised plans to the Planning Department.

- b. Discussion and possible vote on a site plan for Sixth Street Station, located at 76A Sixth Street.

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

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

2. Includes the approval of the Conditional Use Permit subject to granting the City of Dover a conservation easement along the Cochecho River for a riverwalk. The area of the conservation easement shall be negotiated with the Conservation Commission. Said easement shall be granted prior to the issuance of the first building permit.
3. Revise the plan to correct note #3 on sheet C2 by adding "City of Dover." to the end of the note.
4. The applicant agrees to contribute \$1,500.00 to the City to be used for construction of the riverwalk on the Down East Energy Corporation property, and to provide equipment, materials and manhours to assist in the construction of the riverwalk on the Down East Energy Corporation property. The contribution shall be made prior to the issuance of a building permit.
5. The applicant shall submit a revised plan that complies with conditions #1, 2, 7, 8, 9 and 10 of the City Engineer's memo dated 01/05/01. The other items have been addressed.
6. If the proposed easement for the riverwalk through the Down East Energy Corporation property is not secured, the applicant shall return to the Planning Board to revise the layout of the riverwalk.

ITEM # 3: New Business

- a. **Discussion of proposed changes to the City's Groundwater Protection Zones.**

Please review the memo from Thomas Fargo, Chairman of the Dover Conservation Commission, that is in your packets.

- b. **Discussion regarding implementation of Community Facility (Impact) Fees.**

Please review the New Hampshire Planners Association article on the Derry court case, the excerpt from the Impact Fee Handbook and the draft impact fee ordinance that are in your packets.