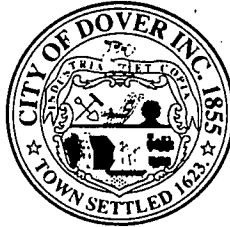


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	February 22, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the February 27, 2001 Planning Board Meeting</i>

ITEM #2: Application for a Lot Line Adjustment of land for Three Rivers Farm Irrevocable Security Trust, Assessor's map N, Lots 3 & 4, Zoned R-40, located on Three Rivers Farm Road.

The Planning Department recommends approval of the lot line adjustment plat with the following conditions:

1. The applicant shall add a note to the plat stating that a digital copy of the plan shall be submitted to the Planning Department at time of recording.
2. The plat shall be revised to add the 25 ft. setback around the cemetery as required by NH statute.
3. Add the owners' signatures to the plat.

ITEM #3: Application for a Conditional Use Permit for Unex, Inc. dba/WorldPath Internet Services (Owner, James Andrews dba/Vertical Realty Prop. Co.) Assessor's Map 28, Lot 32, zoned R-12 & RM-20, located on Garrison Hill.

The Planning Department recommends approval of the Conditional Use Permit.

ITEM #4: A request to clarify and possibly revise conditions of approval for a site plan of land for St. Mary Academy Kindergarten structure, dated March, 1998 – zoned O, Assessor's Map 9, Lot 89, located at 110 Locust Street.

The Planning Department recommends that the Board listen to public comment during the public hearing portion of the item, and then staff may make a recommendation to the Board at that time. Additional neighborhood meetings may need to be held to address additional on-street parking issues and traffic flow concerns.

ITEM #5: 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 approval of the site plan with the following conditions:

1. Add the owner's signatures 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 170-44-1.
3. Applicant 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.
4. The Applicant shall adhere to the stipulations outlined in Attorney Schulte's letter of February 22, 2001.
5. The Applicant shall comply with the conditions recommended in the City Engineer's memo dated January 18, 2001, and submit revised plans to the Planning Department.
6. These conditions shall be effectuated through the creation of a developer's agreement to be signed by the applicant and the Planning Board Chairman.

- b. Request for an extension of approval for Clifford & Laura Zabkar and Stephen & Jayne Rewucki for a lot line adjustment located on Shawnee Lane and Mohawk Drive.**

The Planning Department recommends the approval be extended until April 15, 2001.

- c. Discussion and possible vote on Community Development Block Grant funding requests.**

Included in your packet is the resolution of proposed CDBG expenditures to be recommended to the City Council. The expenditures outlined were agreed upon at the Planning Board Workshop of February 20, 2001.