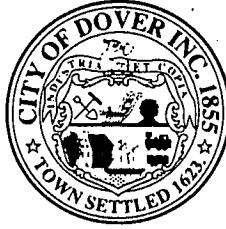


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	March 9, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the March 13, 2001 Planning Board Meeting</i>

ITEM #2: Application for a Lot Line Adjustment of land for KAB Realty Management, LLC, Assessor's map 10, Lots 89, 97 & 103, Zoned RM-10, located on Belknap & Folsom St.

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

1. Revise the plat to tie the survey into the Dover GIS coordinate system.
2. Revise the plat add a note stating that a digital copy of the plan shall be submitted to the City Engineer at time of recording.
3. Formalize the proposed municipal trail easement shown on the plat by preparing an easement document to be approved by the Planning Department. The easement shall be recorded with the plat.

ITEM #3: Application for a Conditional Use Permit for Annie Foss and Thomas & Katheryn Guilmette, Assessor's Map E, Lot 62, zoned R-20, located on Upper Factory Road

The applicant is scheduled to meet with the Conservation Commission on March 12th. The Planning Department will convey any Conservation Commission recommendations to the Planning Board at the meeting.

ITEM #4: Application for a minor subdivision of land for Belinda Arnold, Assessor's Map G, Lots 11 & 11-1, zoned R-12, located on Washington St.

The Planning Department recommends approval of the subdivision plat with the following conditions:

1. Add owner's signature to the plat.
2. Revise the plat to add the standard note regarding assigning of street addresses.
3. Revise plat to differentiate the proposed lot lines from the existing lot lines.

ITEM #5: Consideration and acceptance of 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, but these issues may not be under the purview of the Planning Board.

ITEM #6: Old Business

ITEM # 7: New Business