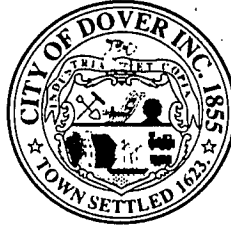


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO: Planning Board Members  
FROM: Planning Department Staff  
DATE: April 20, 2001  
SUBJECT: *Staff recommendations for agenda items for the April 24, 2001 Planning Board Meeting*

**ITEM #2: Application for a Conditional Use Permit for NH Soil Consultant, Inc. (Owner Acorn Associates) Assessor's Map N, Lot 8, zoned R-40, located on Gulf Road.**

The applicant met with the Conservation Commission on April 2<sup>nd</sup>. The minutes of the Conservation Commission meeting are included in the packet for your review. The Planning Department recommends approval of the Conditional Use Permit.

**ITEM #3: Application for a Conditional Use Permit for Carex Ecosystem Sciences, (Owner Dana & Kerin Lariviere) Assessor's Map A, Lot 35 A, zoned R-40, located on Fieldstone Drive.**

The applicant met with the Conservation Commission on January 8, 2001. The minutes of the Conservation Commission meeting are included in the packet for your review. The Planning Department recommends approval of the Conditional Use Permit with the following condition:

1. The applicant shall comply with the Conservation Commission recommendations which are: (1) restoration of impacted wetland area outside the crossing back to original level with standard mitigation type plantings, (2) protection of 75' buffer zone for very poorly drained soils as stated in the City regulations, and (3) maintenance and restoration of vegetation within 50' of brook.

**ITEM #4: Application for a minor subdivision for Ronald B. Newell, Assessor's Map 27, Lot 291, zoned R-12, located on Pearl Street.**

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

1. Add the owner's signature to the plat.
2. Add the surveyor's signature to the surveyor stamp on the plat.
3. Revise the plat to add the new lot number (Tax Map 27, Lot 291-1) to the plat.
4. Revise the plat to label the new lot line as "Proposed Lot Line".
5. Revise the plat to add the standard note regarding assigning street addresses.

**ITEM #5: Application for a site plan of land for Woodman Park School, Assessor's Map M, Lot 52, zoned R-20, located on Silver Street and Towle Avenue.**

Included in your packet is a legal opinion from City Attorney George Wattendorf regarding RSA 674:54. His opinion is that the Planning Board can make only non-binding recommendations to the School Board as to whether the plan meets regulations. The Planning Department suggests the following recommendations:

1. Striping of turning and travel lanes needs to be done as part of this project and must be done in coordination with NHDOT Division 6 to effect the transition back to a two lane cross section.
2. Work with Police Department and Parking and Traffic Committee to get a stop sign added at the southern end of Towle Avenue and to effect no parking restrictions on one side of Towle and Clifford Avenues.
3. Revise plan to show a 7 inch reveal on the vertical granite curb detail for Silver Street.
4. Add additional landscaping (arborvities) along the bus access road to provide screening for the Dwyer property.
5. Revise the plan to add the location of the Urban Compact line.

**ITEM #6: Public hearing on the following gravel permits:**

- a. **Public hearing and consideration of a request for an extraction permit by Dowaliby Trucking, Assessor's Map H, Lot 56, zoned R-40, located on Mast Road and Cold Springs Road.**

The Planning Department recommends approval of the extraction permit, subject to the following conditions:

1. Add a stamp of a licensed land surveyor or engineer to the plan submitted, within 30 days of approval.
2. Submit a letter to the Planning Department providing an estimate of the amount of materials (in cubic yards) to be removed during 2001, within 30 days of approval.
3. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board. Any on-site refueling operations approved shall comply with the Best Management Practices contained in NHDES Technical Bulletin WD-WS-22-6
4. Minimum setbacks from property line be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is complete for inspection.
5. The applicant obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit.
6. The provisions contained in the letter to the Planning Board be considered part of the application and serve as requirements thereof.
7. That it is understood that the applicant wishes to conclude excavation this permit year and begin reclamation in 2002. Recommend that the Planning Board grant request to "daylight" to Mast Road and Severino pits.
8. The importation of off-site construction-site soils into the pit for storage or for use in reclamation shall be prohibited unless the applicant provides documentation that demonstrates that the material is not contaminated. The City's Environmental Projects Director shall be responsible for making such a determination.

**b. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill Road.**

The Planning Department recommends approval of the extraction permit, subject to the following conditions:

1. Add a stamp of a licensed land surveyor or engineer to the plan submitted, within 30 days of approval.
2. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board. Any on-site refueling operations approved shall comply with the Best Management Practices contained in NHDES Technical Bulletin WD-WS-22-6.
3. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is complete for inspection.
4. The importation of off-site construction-site soils into the pit for storage or for use in reclamation shall be prohibited unless the applicant can demonstrate that the material is not contaminated. The City's Environmental Projects Director shall be responsible for making such a determination.

**c. Public hearing and consideration of a request for an extraction permit by James P. Griffin and Tyra, Inc., Assessor's Map H, Lot 60, zoned R-40, located off Mast Road.**

The Planning Department recommends approval of the extraction permit, subject to the following conditions:

1. No off-site materials, fuels lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Planning Board.
2. Cease the importation of off-site construction-site soils into the pit for storage or for use in reclamation. Such importation shall be prohibited unless the applicant can demonstrate that the material is not contaminated. The City's Environmental Projects Director shall be responsible for making such a determination.
3. Minimum setbacks from property lines and the Conservation District adjacent to the Bellamy River be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
4. Submit a letter to the Planning Department providing an estimate of the amount of materials (in cubic yards) to be removed during 2001, within 30 days of approval.
5. Submit a copy to the Planning Department of the recorded lot line adjustment plan that was ordered by the court, that was dated July 1<sup>st</sup>, 2000, within 30 days of approval.
6. Operational hours shall be 7:00 am to 5:00 pm on weekdays and 7:00 am to 2:00 pm on Saturdays, with gates to the site opening no earlier than 6:30 am. The gate shall be locked at all other times. A sign listing the hours of operation shall be posted at the driveway.
7. All on-site refueling operations shall comply with the Best Management Practices contained in NHDES Technical Bulletin WD-WS-22-6.
8. Provide the Environmental Projects Director with information on the off-site material brought to the site and conduct testing on the material to determine if it contains any toxic or hazardous material, within 60 days of approval.

**d. Public hearing and consideration of a request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53, zoned R-40, located on Mast Road.**

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board. Any on-site refueling operations approved shall comply with the Best Management Practices contained in NHDES Technical Bulletin WD-WS-22-6.
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
3. The 2001 reclamation and operational plan documents shall be considered as part of the permit and the hours of operation hours are as follows: 7:00 AM – 5:00 PM on weekdays with the gates opening at 6:30 AM, and 7:00 AM - 2:00 PM on Saturday.
4. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft.
5. Add a note to the plan providing an estimate of the amount of material in cubic yards to be removed during 2001 and show the areas to be excavated during 2001.
6. Continue the condition from the lot line adjustment plat that states no excavation shall take place beyond Cold Springs Road (So-called).
7. Revise plan to show the large piles of material located adjacent to Mast Road. Insure that the material piles are properly stabilized to prevent erosion and control dust.
8. Provide the Planning Department with an updated reclamation bond in the amount of \$10,000, within 30 days of approval.
9. Cease the importation of off-site construction-site soils into the pit for storage or for use in reclamation. Such importation shall be prohibited unless the applicant can demonstrate that the material is not contaminated. The City's Environmental Projects Director shall be responsible for making such a determination.
10. Identify the areas of the pit that have been undercut and have a grade of 1:1, and install a fence or other suitable barricade.
11. Provide the Environmental Projects Director with information on the off-site material brought to the site and conduct testing on the material to determine if it contains any toxic or hazardous material, within 60 days of approval.

**e. Public hearing and consideration of a request for an extraction permit by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.**

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit operator shall contact the Planning Department when flagging is completed for inspection.
3. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM on Saturdays, with gates to the site opening no earlier that 6:30 AM.
4. Provide the Planning Department with a signed version of the surety bond previously submitted, within 30 days of approval.
5. Add Engineer's stamp and signature to plan.
6. Revise the plan to show locations of the groundwater monitoring wells.
7. An engineer, to be selected by the City, shall review the asphalt paving materials for bituminous content and determine whether it needs to be removed from the site, within 60 days of approval.

8. Submit the water quality testing plan, within 30 days of approval. (That was a condition of approval of the original site plan)
9. All on-site refueling operations shall comply with the Best Management Practices contained in NHDES Technical Bulletin WD-WS-22-6.
10. Cease the importation of off-site construction-site soils into the pit for storage or for use in reclamation. Such importation shall be prohibited unless the applicant can demonstrate that the material is not contaminated. The City's Environmental Projects Director shall be responsible for making such a determination.
12. Identify the areas of the pit that have a grade of less than 2:1, and install a fence or other suitable barricade.

**ITEM #7: Old Business**

**a. Discussion and possible vote for Tuttle Subdivision (Little John's Creek) located on Dover Point Road.**

The applicant is still discussing several issues with the City Engineer. The Planning Department will have a recommendation for action at the meeting. The following are some of the outstanding issues:

1. Add the owner's signature to the plat.
2. Add the surveyor's and engineer's stamp and signature to the plat.
3. Provide the Planning Department with a copy of the NHDOT Driveway permit and add the permit number to the plat.
4. Revise sheets S-1 and S-2 to correct the abutter's name for Map M, Lot 51-A.
5. Provision for recreational facility or contribution.
6. Provision of Community Services Capital Project fee.
7. Include in each appropriate deed a notification that the parcel contains wetlands and/or is in a Shoreland Protection District.
8. Developer's agreement shall be entered into with the City.

**ITEM #8: New Business**