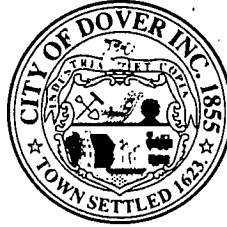


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	May 18, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the May 22, 2001 Planning Board Meeting</i>

ITEM #2 : Application for a major subdivision of land for Stable Homes of Dover, Inc. (Owner William Tuttle III), Assessor's Map M, Lot 83, zoned R-40, located on Tuttle Lane. (28 lots)

The Planning Department recommends that the Planning Board accept the application, open the public hearing, and table the application until the next meeting so that a site walk can be scheduled. The Technical Review Committee notes from May 3rd are included in your packet.

ITEM #3: Application for a site plan of land for Jamie Paolini, Assessor's Map 10, Lot 52, 54, 55, zoned B-2, located at 192-204 Washington St. (31 elderly units)

The Planning Department recommends that the Planning Board accept the application, open the public hearing, and table the application until the next meeting so that a site walk can be scheduled. The Technical Review Committee notes from May 10th are included in your packet.

ITEM #4: Application for a site plan of land for Jamie Paolini, Assessor's Map 10, Lots 52, 54, 55, zoned B-2, located at 192-204 Washington Street. (6 units)

The Planning Department recommends that the Planning Board accept the application, open the public hearing, and table the application until the next meeting so that a site walk can be scheduled. The Technical Review Committee notes from May 10th are included in your packet.

ITEM #5: Old Business

a. **Discussion and possible vote for addition at Wentworth-Douglass Hospital, on Central Avenue.**

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

1. Add the owner's signature to the site plan.
2. Add the engineer's stamp and signature to all sheets of the plan.
3. Revise Sheet C1.2 to add the invert elevations for the sanitary manhole.
4. Provide detailed plans showing sewer/water/utility relocations to the City Engineer for his approval prior to obtaining a building permit.

5. Revise the site plan to incorporate the changes to driveways and turning radii recommended in the memo from David E. Reid of Leo A. Daly Co. dated May 18, 2001.
6. This approval includes as a condition, the representations made by the applicant in the letter from Martin F. Kennedy, P.E., of VHB dated May 18, 2001 (first page of letter is mistakenly dated April 18, 2001).

ITEM # 6: New Business

a. Extension Request For Millstone Properties, Back River Road

Included in your packet is a letter from Attorney James H. Schulte requesting a 60 day extension for Millstone Properties. The Planning Department recommends approval of the extension.

b. Extension Request and Revision of Conditions of Approval For KAB Realty Management, LLC, Belknap and Folsom Streets

Included in your packet is a letter from David A. Berry, Surveyor, requesting a 30 day extension for KAB Realty Management, LLC. The Planning Department recommends approval of the extension. The letter also requests that the Planning Board reconsider the condition of approval that requires the survey to be tied into the Dover GIS system. When the Planning Department recommended that condition, we did not realize that the closest point to tie into was more than $\frac{3}{4}$ of a mile away. The Planning Department recommends that the condition of approval be removed.