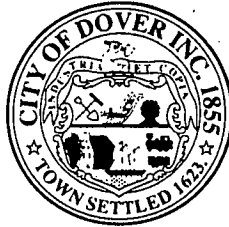


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	June 8, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the June 12, 2001 Planning Board Meeting</i>

**ITEM #2: Application for a minor subdivision of land for Herman Gitschier, Assessor's Map 15, Lot 15, zoned R-12, located on Cataract Ave.**

The Planning Department recommends that the subdivision plat be approved with the following condition:

1. Provide the Planning Department with a copy of the revised deed for each lot that includes the provision for a cross access easement for the common driveway, within thirty days of recording of the plat.

**ITEM #3: Public Hearing to consider an amendment to Chapter 170, entitled "Zoning of the Code of the City of Dover, by rezoning three parcels (Map 15, Lots 65, 66 & 66A) on Rutland Street and portions of two parcels on Fisher Street (Map 15, Lots 53 & 54) from Restricted Industrial District (I-1) to Medium-Density Residential District (R-12); and rezoning seven parcels on Locust Street (Map 15, Lots 35-39, & Lots 41 & 42) and portions of three parcels (Map 15, Lots 40A, 43 & 51) from Restricted Industrial District (I-1) to Medium-Density Multi-residential District (RM-10).**

Please review the enclosed zoning amendment text and map.

**ITEM #4: Application for a Conditional Use for West Environmental Inc. (Owners Jason & Barbara Theodore), Assessor's Map 8, Lot 18, zoned R-20, located at 16 Leighton Road.**

On May 17, 2001, the applicant received a variance from the Zoning Board of Adjustment to allow the construction of the house within six feet of the front property line and to allow a lot coverage of 36% (see enclosed ZBA decision letter). On February 5, 2001, the applicant appeared before the Conservation Commission. The concerns of the Conservation Commission were: 1) the building project poses high potential for damage to the proposed structure based on known and anticipated coastal flooding; 2) the approval of this project will lead to future additional adverse environmental impacts on the tidal zone ecology both on this property and on abutting properties; and 3) any future requests for improvement of the existing retaining wall (or breakwater) structure should be denied.

The Conservation Commission minutes are enclosed. The Planning Department is concerned with the plan and shares the environmental concerns raised by the Conservation Commission. There appears to be little attempt by the applicant to lessen the encroachment into the Conservation District. Before any decision is made, the Planning Department recommends a site walk.

**ITEM #5: Application for a site plan of land for Wentworth Home, Assessor's Map 37, Lot 1A, zoned O, located at 795 Central Avenue**

A waiver from the Site Review Regulations has been requested for the requirement to provide exact locations and dimensions of property lines. Given the location of the improvements in the lot and the small scale of the parking lot, the Planning Department recommends the approval of the waiver. The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signature to the plan.
2. Add the engineer's signature to the engineer's stamp on all plans.
3. Approval includes the granting of the requested waiver.

**ITEM #6: Application for a site plan of land for Dover Alternative School, Assessor's Map H, Lot 12, zoned R-20, located on Alumni Drive.**

The Planning Board will be conducting a site walk for this application at 6:00 p.m. on Tuesday, June 12<sup>th</sup>. This application is being submitted by the School Board as a Governmental Land Use per RSA 674:54. The Planning Department proposes the following recommendations:

1. The chain-link fence be extended an additional 600 feet.
2. Add signature to engineer's stamps.
3. The approval of this plan makes the conditionally approved site plan for athletic fields null and void.

**ITEM #7: Application for a minor lot line adjustment of land for Jamie Paolini, Assessor's Map 10, Lots 52, 54, 55, zoned B-2, located on Washington St.**

The Planning Department recommends that the lot line adjustment plat be approved with the following conditions:

1. Add the owner's signature to the plat.
2. Revise the plat to label the dashed line along the western property line.

**ITEM #8: Old Business**

**a. Discussion and possible vote for Stabile Homes of Dover, located on Tuttle Lane. (28 lots)**

The Planning Department recommends that this item remain on the table until the next meeting. This to allow the applicant and the City additional time to review sewer and recreational options.

- b. Discussion and possible vote for Jamie Paolini, located at 192-204 Washington St. (31 elderly units)**

The applicant would like to discuss some of the outstanding issues with the Planning Board and would like some feedback from the Planning Board regarding some possible plan revisions.

- c. Discussion and possible vote for Jamie Paolini, located at 192-204 Washington St. (6 townhouse units)**

The applicant would like to discuss some of the outstanding issues with the Planning Board and would like some feedback from the Planning Board regarding some possible plan revisions.

- d. Discussion of proposed ballfields located on Garrison Road.**

A presentation of the proposal will be made to update the Planning Board on the progress.