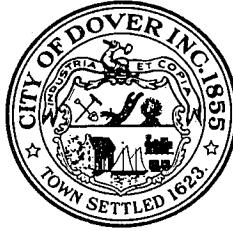


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	July 20, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the July 24, 2001 Planning Board Meeting</i>

ITEM #2: Application for a lot line adjustment of land for Priscilla Duffy and City of Dover, Assessor's Map 40, Lot 40, zoned R-12, located on Willand Avenue/Old Rochester Road.

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.

ITEM #3: Application for an Alternative Design Subdivision (ADS), for Douglas Dodd General Contractor, Inc., Assessor's Map G, Lot 7-1, zoned R-12, located on Washington Street. (24 units)

The Planning Department recommends that the application be accepted, the public hearing be held, and the application be tabled. The Planning Board conducted a site walk on the property in October before approving the concept plan. The Planning Board can decide if another site walk is warranted. Staff is working with the applicant to address the issues raised at TRC.

ITEM #4: Application for a site plan of land for Weeks Restaurant Corporation, Assessor's Map 39, Lots 2, 3, & 3A, zoned B-3, located on Central Ave./Weeks Lane/Indian Brook Drive.

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 stamp and signature to all sheets of the plan set.
3. Applicant shall complete a Lot Merger Form, which will be recorded at the Strafford County Registry of Deeds.
4. Provide an executed agreement for snow removal to the satisfaction of the Planning Department.

5. Revise the Landscape Plan to add another tree along Weeks Lane so that the maximum distance between trees is 40 feet.

ITEM #5: Old Business

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

The Planning Board voted to accept jurisdiction of the application on May 22, 2001. RSA 676:4-1 (c)(1) requires the Planning Board to act on the application within 65 days, unless an extension (up to 90 days) is granted by the City Council or by the applicant. July 26th is the current deadline for action. The applicant has submitted a letter granting the Planning Board a 60 day extension. The Planning Department recommends that the Planning Board accept the 60 day extension. The applicant's agent will be in attendance to update the Planning Board on the progress made on the sewer issue.

ITEM #6: New Business