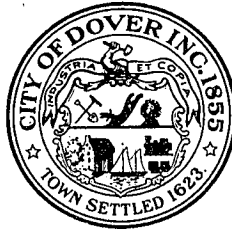


STEVEN J. STANCEL
Director
ve.stancel@ci.dover.nh.us



288 Central Avenue
Dover, New Hampshire 03820-4169
(603) 516-6008
Fax: (603) 516-6007
www.ci.dover.nh.us

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Department Staff
DATE: August 10, 2001
SUBJECT: *Staff recommendations for agenda items for the August 14, 2001 Planning Board Meeting*

ITEM #2: Application for a minor subdivision of land for Russell & Emilie Parker, Assessor's Map A, Lot 35, zoned R-40, located at 86 Varney Road.

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

1. Add the owner's signature to the plat.
2. Provide the Planning Department with a copy of the NH Subdivision Permit and add the permit number to the plat.
3. Add the Surveyor's signature to the Surveyor's stamp.
4. Revise the plat to show an easement for the water line crossing lot #1 and prepare the easement document for recording with the subdivision plat.

ITEM #3: Application for a minor subdivision of land for Gaetane L. Malo Irrevocable Trust, Assessor's Map B, Lot 23C, zoned R-40, located on County Farm Road.

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

1. Add the owner's signature to the plat.
2. Provide the Planning Department with a copy of the NH Subdivision Permit and add the permit number to the plat.
3. Revise the plat to show the 4,000 square foot septic system reserve area.
4. Revise the plat to add the standard note regarding providing a digital version of the survey to the City.

ITEM #4: Application for a Conditional Use of land for Rick & Kimberly Faustino, Map J, Lot 19G, zoned R-40, located at 66A Piscataqua Rd.

The applicant met with the Conservation Commission on August 6th. The Conservation Commission approved the request with no conditions. The Planning Department recommends that the Conditional Use Permit be approved.

ITEM #5: Application for a driveway waiver for Robert & Linda Ross, Assessor's Map 19, Lot 47, zoned RM-10, located at 1 South Pine St.

The waiver request was reviewed a second time by Engineering and subsequently approved at the staff level.

ITEM #6: Application for a site plan of land for Megan Martineau, Assessor's Map G, Lot 4G-1, zoned I-2, located on Littleworth/Industrial Park Road.

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. Provide the Planning Department with a set of architectural renderings of the proposed building.
4. Any additional conditions recommended by the City Engineer, who had not completed a review of the revised plan as of this date.

ITEM #7: Application for a preliminary ADS subdivision of land for Raymond Vermette (Owner George Parsons), Assessor's Map A, Lot 36, zoned R-40, located on Parsons Lane. (2 lots)

The applicant has provided two conventional subdivision concept plans in addition to the ADS subdivision plan. This site does not have access to municipal water as required by the ADS regulations, so the applicant has requested a waiver to this requirement. An impact statement is included with the application. The Planning Department has requested additional information from the applicant, which has not yet been provided. A staff recommendation may be made at the meeting.

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 application remain on the table.

- b. **Discussion and possible vote for ADS for Doug Dodd, located on Washington Street. (24 units)**

The Planning Department recommends that this application remain on the table.

ITEM #9: New Business

- a. **Extension request from Brooks Pharmacy**

Attorney Malcolm McNeill, Jr. has submitted a letter requesting a 60-day extension for the Brooks Pharmacy site plan, which was conditionally approved on April 10, 2001. The Planning Department recommends approval of the extension.