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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:	August 24, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the August 28, 2001 Planning Board Meeting</i>

**ITEM #2: Application for a minor lot line adjustment of land for Russell Newell & Frank & Crystal Esparaza, Assessor's Map 27, Lot 186 & 187, zoned R-12, located on Pearl Street.**

This application has been withdrawn by the applicant.

**ITEM #3: Application for a minor subdivision/lot line adjustment of land for Southwest Equities Corporation, (Owners Gerald Prunier and Samuel Tamposi & Stephen Tamposi Exempt Trust), Assessor's Map D, Lot 2, zoned B-3, located on Webb Place.**

The Planning Department recommends that the application be accepted, the public hearing be opened, and the application be tabled so that a site walk can be scheduled. Refer to the TRC notes for a list of issues discussed.

**ITEM #4: Application for a site plan of land for Southwest Equities Corp. (Owners Gerald Prunier and Samuel Tamposi & Stephen Tamposi Exempt Trust), Assessor's Map D, Lot 2, located on Webb Place. (102 units)**

The Planning Department recommends that the application be accepted, the public hearing be opened, and the application be tabled so that a site walk can be scheduled. Refer to the TRC notes for a list of issues discussed.

**ITEM #5: Application for a site plan of land and Conditional Use Permit for Great Bridge Properties, (Owner Frank Holmwood), Assessor's Map 16, Lot 30, zoned UMUD, located at 50 Mill Street. (30 units)**

The Planning Department recommends that the application be accepted, the public hearing be opened, and the application be tabled so that a site walk can be scheduled. Refer to the TRC notes for a list of issues discussed.

**ITEM #6: Old Business**

**a. Discussion and possible vote on a site plan for Megan Martineau, located on Littleworth/Industrial Park Drive.**

At the request of the Planning Board, the staff researched the previous application file and determined that no driveway was ever planned to access Industrial Park Drive due to the wetland impact. The applicant's attorney is working on finalizing the sewer easement deeds for the two abutting parcels. 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. Provide a minimum of five feet separation between the underground electric and water or sewer utilities.
5. Provide the Planning Department with a copy of executed deeds for a sewer easement to the owners of Map G, Lots 3 and 4G.

**b. 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.

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

The applicant's engineer is meeting with City Engineer on Monday to discuss several design issues. The following are outstanding issues identified by the Planning Department:

1. Add the owner's signature to the plat.
2. Provide the Planning Department with a copy of the NH Wetlands Permit and add the permit number to the plat.
3. Provide the Planning Department with a copy of the NH Site Specific Permit and add the permit number to the plat.
4. Add the engineer's stamp and signature to sheets #5-14 of the plan set.
5. Add the Surveyor's stamp and signature to sheets #1-5 of the plan set.
6. Provide a contribution for off-site recreational facilities.
7. Grant a conservation easement for the common area to the Conservation Commission prior to issuance of a building permit.
8. Revise the plat to amend the title block to indicate that this is an Alternative Design Subdivision.
9. Revise note #40 on sheet #5 of the plat to indicate that the trees are street trees.
10. Revise the plat to correct the lot numbers on sheet #3.

**ITEM # 7: New Business**