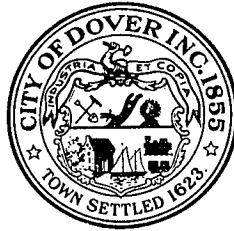


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Department Staff
DATE:	September 21, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the September 25, 2001 Planning Board Meeting</i>

ITEM #2: Application for a minor lot line adjustment of land for Francis Weeks and Alexander Croteau, Assessor's Map 32, Lots 6 & 7, zoned R-12, located at 100 & 102 Fourth Street.

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

1. Add both of the owner's signatures to the plat.
2. Revise the plat by adding the surveyors signature to his stamp.
3. Revise the plat by correcting the line bearing and distance table

ITEM #3: Application for an Alternative Design Subdivision (ADS) of land Raymond Vermette, Assessor's Map A, Lot 36, zoned R-40, located on Parsons Lane. (3 lots)

The applicant met with the Conservation Commission on September 10th to discuss the Conservation Easement. The Planning Department recommends that the subdivision plat be approved with the following conditions:

1. Add the owner's signature to the plat.
2. Provide the Planning Department with the NH Department of Environmental Services Subdivision Permit and add the permit number to the plat.
3. Revise the plat to add the proposed tax map and lot numbers as assigned by the Tax Assessor.
4. A conservation easement deed shall be approved and recorded prior to recording the subdivision plat.
5. The applicant shall grant a 30 foot wide utility easement across Lot 3 to the City. The exact location of said easement shall be approved by the Director of Community Services and depicted on the subdivision plat.

ITEM #4: Application for a minor subdivision of land for Trella Associates & Daniel Gabriel, Assessor's Map E, Lot 32, zoned ETP, located on County Farm Road and Sixth St. (2 lots)

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

1. Add the owner's signature to the plat.
2. Revise the plat by amending note #11 to indicate if any of the wetlands shown on the plat are very poorly drained soils, and if they are, revise the plat to show the 75 foot wetlands buffer.

ITEM #5: Application for a Conditional Use Permit for Albert & Dorothy Berthiaume, Assessor's Map 7, Lot 19A, zoned RM-12, located at 57 Boston Harbor Road.

A recommendation from the Planning Department will be provided at the meeting.

ITEM #6: Application for a Minor Lot Line Adjustment of land for Anton & Karen Folger, Assessor's Map I, Lots 41 & 42, zoned R-12, located at 135 & 137 Back River Road.

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

1. Add both of the owner's signatures to the plat.
2. Revise the plat by adding the surveyors signature to his stamp.
3. Revise the plat to correct the map and lot numbers in note #4.

ITEM #7: Application for a Conditional Use Permit for Pickering Marine Corp. (Owner Herbert Levine) Assessor's Map 8, Lot 2, zoned B-1, located on 409 Dover Point Road.

The Planning Department recommends that the Conditional Use Permit be approved with the following conditions:

1. The applicant shall provide a written erosion and sedimentation control to the Conservation Commission.
2. The applicant shall prepare and implement a plan for the re-establishment of a mixed vegetative buffer along the shorefront. The plan shall be approved by the Conservation Commission.

ITEM #8: Application for a Conditional Use Permit for Pickering Marine Corp. (Owner Robert Rowe Rev. Trust) Assessor's Map 8, Lot 3, zoned B-1, located at 407 Dover Point Road.

The Planning Department recommends that the Conditional Use Permit be approved with the following conditions:

1. The applicant shall provide a written erosion and sedimentation control to the Conservation Commission.
2. The applicant shall prepare and implement a plan for the re-establishment of a mixed vegetative buffer along the shorefront. The plan shall be approved by the Conservation Commission.

ITEM #9: Application for a Minor Subdivision of land for Gaye & Mike Dean, Assessor's Map 27, Lot 189, zoned R-12, located on Florence/Pearl Streets. (1 lot)

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

1. Add both of the owner's signatures to the plat.
2. Revise the plat to add the Strafford County Registry of Deeds recording number to the Reference Plan #2.
3. Revise the plat to add Common Subdivision notes #3 and #25.

ITEM #10: Old Business

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

The applicant met with the Conservation Commission on September 10th to discuss the Conditional Use Permit and the conservation easement (see enclosed minutes). The Planning Department's recommends approval of the subdivision plat with the following conditions:

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 signature to sheets #1, 5-14 of the plan set.
5. Revise the plan to correct the inverts to the box culvert.
6. Provide a contribution for off-site recreational facilities in the amount of \$4,800, to be paid before the first building permit is issued.
7. Provide a contribution for off-site improvements for Fourth Street in the amount of \$3,950, to be paid before the first building permit is issued.
8. Grant a conservation easement for the common area to the Conservation Commission prior to issuance of a building permit.
9. The applicant shall include in the deeds of lots 8 and 14 a notation regarding the presence of wetlands and refer to the commensurate use restrictions.

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

The Planning Department's recommends approval of the subdivision plat with the following conditions:

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. This approval includes the approval of the Conditional Use Permit.
5. The applicant shall grant a conservation easement to the Conservation Commission for Canney Brook and associated buffers. Said easement shall be granted prior to the issuance of the first building permit.

6. Revise the plat to resolve the issue of the reserve strip contained on lot #28 in a manner acceptable to the Planning Department.
7. Add the engineer's stamp and signature to sheets 10 – 23.
8. The applicant shall contribute \$13,550 to the Community Services Vehicle fund, payable prior to the first occupancy permit is issued.
9. The applicant shall contribute \$5,600 for recreation equipment, payable prior to the first building permit being issued.
10. The applicant shall deed the Tot Lot to the City of Dover for use as a neighborhood recreational area. The deed shall be executed and recorded prior to the issuance of the first occupancy permit.
11. Any additional conditions recommended by the City Engineer prior to the meeting.

c. Discussion of Motiva, located on Silver Street.

An updated site plan, a supplemental traffic study, and a plan of Silver Street improvements are included in the packets. The traffic study has been sent to the City's traffic consultant for review. The applicant will be asked to present the new information to the Planning Board and the public. A public hearing will be held to solicit public comment on the updated information. Certified notice was sent to all abutters advising them of this meeting. The packets also contain a letter from Attorney McNeill requesting an additional 60 day extension. The Planning Department anticipates having a detailed recommendation prepared for the October 9th Planning Board meeting.

ITEM # 11: New Business