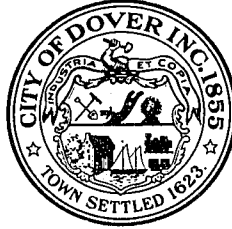


STEVEN J. STANCEL
Director
eve.stancel@ci.dover.nh.us



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:	October 5, 2001
SUBJECT:	<i>Staff recommendations for agenda items for the October 9, 2001 Planning Board Meeting</i>

ITEM #2: Application for a Conditional Use Permit for Donald Smart & Sandra Ackler, Assessor's Map 15, Lot 52, zoned RM-10, located at 38 Fisher Street.

The applicant met with the Conservation Commission on September 10, 2001. The Planning Department recommends that the Conditional Use Permit be approved with the following condition:

1. The applicant shall install a silt fence and other appropriate erosion control measures before excavation and construction of the garage.

ITEM #3: Application for a minor Lot Line Adjustment of land for Kenneth & Barbara Godin, Assessor's Map A, Lot 36-9 & 36-10, zoned R-40, located on Parsons Lane.

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

1. Add both of the owner's signatures to the plat.

ITEM #4: Application for a site review of land for Terra Nova Property I, LLC, Assessor's Map D, Lot 14-3B, zoned I-4, located off Venture 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 surveyor's stamp and signature to sheet T-2.
3. Add engineer's stamp and signature to sheets SP-1-4.
4. Provide an architectural rendering of the building.
5. The applicant shall submit the utility easements to the Planning Department for review prior to recording the easements.
6. Any additional recommendations from the City Engineer.

ITEM #5: Application for Conditional Use Permit for Jason & Barbara Theodore, Assessor's Map H, Lot 18, zoned R-20, located at 16 Leighton Road.

The Planning Department recognizes that the applicant has taken steps to reduce the impact of the proposal and the new layout is a compromise. The Conservation Commission Chairman, Tom Fargo, has reviewed the new plans and concurs with the proposed condition of approval. The Planning Department recommends that the Conditional Use Permit be approved with the following condition:

1. The applicant shall provide the Building Inspector with an Elevation Certificate for the property prior to the issuance of a building permit, in accordance with the floodplain regulations in Chapter 113-5.

ITEM #6: Old Business

a. Discussion and vote for Stabile 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. Revise the plat to extend the proposed sidewalk to Dover Point Road.
8. Add the engineer's stamp and signature to sheets 10 – 23.
9. The applicant shall contribute \$13,550 to the Community Services Vehicle fund, payable prior to the first occupancy permit being issued.
10. The applicant shall contribute \$5,600 for recreation equipment, payable prior to the first building permit being issued.
11. 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.
12. Any additional conditions recommended by the City Engineer prior to the meeting.

b. Discussion and possible vote for Motiva, located on Silver Street.

The Planning Department recommends that this application remain on the table until the October 23rd meeting. The City's consultant has responded to the applicant's traffic analysis, but the applicant has not had time to review the response. A copy of our consultant's review is included in your packet.

c. Discussion and possible vote for Bellamy Mill Apts., located on Mill Street.(28 units)

The Planning Department recommends that the application remain on the table until the October 23rd meeting. The new plans in your packets contain a property survey that shows the Mill Street right-of-way. The existing site plan proposes substantial encroachment into that right-of-way. The applicant will be discussing this issue with the Planning Department and may need to seek the approval of the City Council to abandon a portion of the public right-of-way.

ITEM # 7: New Business