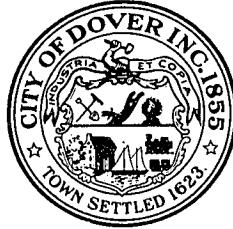


STEVEN J. STANCEL
Director
ve.stancel@ci.dover.nh.us



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: | November 9, 2001 |
| SUBJECT: | <i>Staff recommendations for agenda items for the November 13, 2001 Planning Board Meeting</i> |

ITEM #2: Application for a Minor Subdivision of land for Mark & Terrie Hale, Assessor's Map E, Lot 40, zoned R-40, located on Tolend Road and Watson Road. (P01-58)

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

1. Add both of the owner's signatures to the plat.
2. Provide the Planning Department with a copy of the Department of Environmental Services Subdivision Permit and add the permit number to the plat.
3. Revise the plat to add the minimum building setback lines for each lot.

ITEM #3: Application for a Minor Lot Line Adjustment of land for Peter & Donna Vellucci & Leona Penrod, Assessor's Map C, Lot 36, zoned R-40, located at 20 French Cross Road. (P01-59)

This plat was conditionally approved by the Madbury Planning Board on September 5, 2001. Because the plat includes land within Dover, the approval of the Dover Planning Board is required. The Planning Department recommends that the minor lot line adjustment plat be approved.

ITEM #4: Application for a Site Plan of land for Jewett Construction (Owners McIntosh Properties LLC) Assessor's Map 15, Lot 66, zoned R-12, located at 80 Rutland St. (P01-57)

Review the traffic study submitted by the applicant and the analysis prepared by Chuck Wise of the Strafford Regional Planning Commission on behalf of the City. The Planning Department recommends approval of the change of use of the property with the condition that any change in the hours of operation will require notification to the Planning Department to determine if the impact warrants Planning Board review.

ITEM #5: Old Business

ITEM # 6: New Business

a. Discussion of Capital Improvements Program (CIP)

A copy of the Master Plan Executive Summary has been included in the packets. The Planning Board should review the capital project requests for consistency with the recommendations of the Master Plan. Please remember to bring your copies of the CIP which were in your packet from the last meeting.