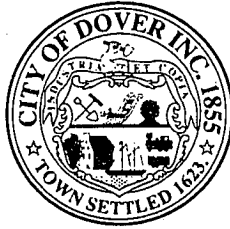


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	January 7, 2000
SUBJECT:	<i>Staff recommendations for agenda items for the January 11, 2000 Planning Board Meeting</i>

ITEM #3: Application for minor lot line adjustment of land for Groux/Bow Street Realty Trust, Assessor's Map L, Lots 106, 108, 106A, zoned R-20, located off Dover Point Road.

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

1. Add all of the owner's signatures to the plat mylar.

ITEM #4: Application for minor lot line adjustment of land for John & Jill Murphy, Assessor's Map B, Lots 17C & 17B, zoned R-40, located on County Farm Cross Road.

The Planning Department recommends that the 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 amend note #3 to add the Strafford County Registry of Deeds recording numbers.
3. Revise the plat to add the surveyor's stamp and signature.

ITEM #5: Application for a Preliminary Alternative Design Subdivision (ADS) of land for Ezra Green's Farm LLC, Assessor's Map F, Lot 23A, zoned R-40, located on Littleworth Road. (46 lots)

The Planning Department recommends that the application be accepted, that the public hearing be opened, and that the plan be tabled and the public hearing be continued until the next meeting to allow for the Planning Board to conduct a site walk. The issues raised at the Technical Review Committee meeting on December 2, 1999 included:

1. Proposed road name will need 3 names
2. Note regarding addresses being assigned
3. Map and lot numbers from Tax Assessor's Office
4. Issue regarding third cul-de-sac
5. If pump station required, it shall be private

6. Show potential ballfields on abutting parcel (Theodoras) with parking areas and accessways
7. Traffic issues were discussed – more info and clarification from consultant is required
8. 3 waivers required
9. 24' wide road with curbing on one side – developer to provide no parking signs
10. Show wetlands on immediate adjacent parcel near 50' future right-of-way
11. No driveways onto Littleworth Road if front lots to remain

ITEM #6: Application for a major subdivision of land for Barkland LLC, Assessor's Map E, Lot 38, zoned R-40, located on Tolend Road/Watson Road. (9 lots)

A Conditional Use Permit is required for the driveway crossings of wetlands. The Planning Department recommends that the Conditional Use Permit be granted and the plat be approved with the following conditions:

1. Add owner's signature to the plat.
2. Revise plat to add the required building setback lines for each lot.
3. Revise plat to add a note that no further subdivision of any lot is permitted and add this restriction as a protective covenant in each deed.
4. Provide Planning Department with a copy of the State Wetlands Board Permit and add permit number to the plat.

ITEM #7: Application for a major subdivision of land for William P. Tuttle III, Assessor's Map M, Lot 54, zoned R-20, located on Middle Road. (5 lots)

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

1. Add both of the owner's signatures to the plat.
2. Provide Planning Department with a copy of the State Subdivision Permit and add permit number to the plat.

ITEM #8: Old Business

- a. **Extension of approval for a site plan for Megan Martineau, located on Littleworth Road.**

The Planning Department recommends that the request for extension be granted.

- b. **Discussion of Dover Commons site plan, located on Indian Brook Drive and High Street.**

There are still a number of unresolved issues concerning this plan. No decisions will be made regarding this plan tonight, but the Planning Board may want to discuss some of the issues arising from the site walk.