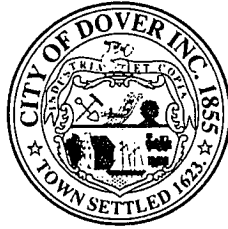


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City of Dover, New Hampshire
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: February 4, 2000
SUBJECT: *Staff recommendations for agenda items for the February 8, 2000 Planning Board Meeting*

ITEM #2: Application for a minor subdivision of land for Lois Ann Keenan and Marie Bilyj, Assessor's Map H, Lot 44G & 44Q, zoned R-20, located on Lisa Beth Drive.

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. Revise plat by adding existing and proposed water and sewer lines.
3. Revise plat to add the area of the existing lots.

ITEM #3: Application for minor lot line adjustment of land for Frederick Pearson, III, Edgar & Ann Crothers, Maisie Pearson 1989 Trust & Pamela & Frederick Pearson, III, Assessor's Map L, Lots 112, 112A & 112B, zoned R-20, located on 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.
2. Revise plat to add location map.
3. Revise plat to add minimum building setback lines to all lots.
4. Revise plat to add abutters across Dover Point Road.

ITEM #4: Application for a minor lot line adjustment of land for STF Development Corp., Assessor's Map I, Lots 51 & 51-1, zoned RM-12, located on Mast Road.

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

1. Add the owner's signature to the plat.
2. Add surveyor's stamp and signature to the plat.

ITEM #5: Application for a minor lot line adjustment of land for John & Diane Newick and Edward & Mary St. Pierre, Assessor's Map 8, Lots 14, 15, 16 & 25, zoned R-20, located on Leighton Road and 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.
2. Revise plat to add Conservation District setback line 100 feet from mean high water.
3. Revise plat to add minimum building setback lines on all lots.
4. Revise plat to add abutters to Map 8, Lot 25.
5. Revise plat to add zoning district line separating the B-1 and R-20 Districts and add a note indicating the dimensional requirements of each district.

ITEM #6: Application for a lot line consolidation of land for The Richmond Company, Inc., (Owners, George J. Foster & Co., Inc., Ethel Schweitzer, Peter & Kathy Smithson, Daniel & John Sullivan & Kathleen (Sullivan) Catalano, Raymond & Anna Blanchett, State of NH), Assessor's Map 39, Lots 6, 7, 8A, 9, & 9A, 9B, 12, 13, 14, 8, zoned B-5, and Somersworth Assessor's Map 40, Lots 41, 42, 45, 46, 47, 50, located on Route 108/Indian Brook Drive/High Street.

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.
2. Revise plat to add abutters across Route 9 in Dover.
3. Revise plat to add City of Dover's GIS coordinates.
4. Revise plat to correct notes #1 & #5 by changing the Dover Zoning District to read "Rural Commercial/Retail (B-5)".
5. Revise plat to remove "Preliminary" from the plat title.
6. Provide the Planning Department with proof that the City of Somersworth has approved the plat.
7. Existing houses must be removed prior to the recording of the plat.

ITEM #7: Old Business

- a. **Discussion and possible vote on Preliminary Alternative Design Concept for Ezra Green's Farm, located on Littleworth Road.**

The Planning Board conducted a site walk on this property on January 22nd. The Planning Department may have a recommendation at the meeting.

- b. **Discussion and possible vote on site plan for proposed shopping plaza, located on Indian Brook Drive/High St.**

The Planning Department recommends that the Planning Board remove the plan from the table and discuss traffic and drainage issues. Please review the memo from the Assistant City Engineer dated 1/21/00. We do not recommend approval at this meeting.

c. Request for a 60 day extension of approval for Wayside at Dover, located on Middle Road.

The Planning Department recommends that the request for an extension be approved.

d. Discussion on Planning Board Goals and Objectives.

This item has been moved to the February 15th workshop to include discussions regarding the ADS regulations.