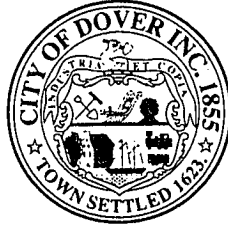


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

**TO:** Planning Board Members  
**FROM:** Planning Staff  
**DATE:** March 9, 2000  
**SUBJECT:** *Staff recommendations for agenda items for the March 14, 2000 Planning Board Meeting*

**ITEM #2: Application for site plan of land for STF Development Corporation, Assessor's Map I, Lot 51, zoned RM-12, located on Mast Road. (8 units/8 buildings)**

The Planning Department recommends that the Planning Board accept the application, open the public hearing and continue the hearing until the next meeting to allow the Planning Board to conduct a site walk. The list of TRC comments is attached for your review.

**ITEM #3: Lot merger for Glen & Pamela Wilde of Map A, Lots 36-6 & 36-7, located on Parsons Lane.**

The Planning Department recommends that the lot merger be approved.

**ITEM #4: Old Business**

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

The Planning Department recommends that the application remain on the table until the March 28<sup>th</sup> meeting. Final plans for the project will be submitted prior to that meeting and the developer will be prepared to present the plans on the 28<sup>th</sup>. However, it is anticipated that a final decision will not be made until the April 11<sup>th</sup> meeting.

- b. Discussion and possible vote on site plan for Northam Builders (Dovetail Lane), located on Corbin Drive.**

The Planning Department recommends that the application remain on the table until the March 28<sup>th</sup> meeting. Revised plans for the project will be submitted prior to that meeting.

- c. Discussion and possible vote on Community Development Block Grant funding requests.**

Please review the attached memo from Rick Jones regarding the recommended funding levels.

- d. Discussion on amendments to the ADS Regulations.**

An updated version of the proposals will be presented the night of the meeting.

- e. Discussion of Planning Board Goals and Objectives.**

Final version of prioritized goals is enclosed in your packets.

**ITEM #5: New Business**

- a. Discussion regarding rezoning of a portion of the City's River Street parcel, Assessor's Map 22, Lot 1 and Lot 42**

See enclosed draft version of the Zoning Ordinance amendment.

**ORDINANCE \_\_\_\_\_**  
**CHAPTER 170**  
**ZONING**

**Section 1. Purpose.** The purpose of this ordinance is to amend Chapter 170 of the Code of the City of Dover, entitled Zoning, by altering the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter to rezone an area of City-owned land from I-1 and R-12 to RM-8.

**Section 2. Amendment.** Chapter 170 of the Code of the City of Dover, entitled Zoning, is hereby amended by revising the official Zoning Map of the City of Dover, referred to in Section 170-8 of said Chapter as follows:

"The official Zoning Map of the City of Dover, New Hampshire, dated May 25, 1979, is amended by rezoning the following area, a portion that is currently zoned I-1, Restricted Industrial, and a portion that is currently zoned R-12, Medium Density Single Family Residential to RM-8, High Density Multi-Residential District. Said area consists of portions of two lots, known as Assessor's Map 22, Lots 1 and 42. The exact boundaries will be determined once a survey of the area is completed."

**Section 3. Takes Effect.** This Ordinance shall take effect upon passage and publication of notice as required by RSA 47:18.

APPROVED AS TO FORM

SPONSORED BY:

\_\_\_\_\_  
Attorney George Wattendorf  
Legal Department

\_\_\_\_\_  
Councilor Jerry Reese, Planning Board Rep

RECORDED BY:

\_\_\_\_\_  
Judy Gaouette, City Clerk