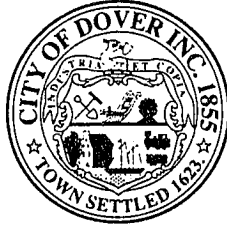


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: March 24, 2000
SUBJECT: *Staff recommendations for agenda items for the March 28, 2000 Planning Board Meeting*

ITEM #2: Application for a Minor Lot Line Adjustment of land for Paul & Katherine Martel and Michael & Kristine Chagnon, Assessor's Map E, Lots 57 & 57I, zoned R-20, located on Upper Factory Road.

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

1. Add the owner's signatures to the plat.
2. Revise plat to add list of reference plan(s).
3. Revise plat to add standard surveyor certification note.

ITEM #3: Application for preliminary Alternative Design Subdivision Concept (ADS), for Elizabeth L. Huggins Trust, Assessor's Map J, Lot 22, zoned R-40, located on Bayview Road. (2 lots)

The Planning Department recommends that the concept plan be approved with the following conditions:

1. Submission of a final plat containing all required information.
2. Submission of an impact statement.
3. Submission of the conservation easement documentation.

ITEM #4: Old Business

- a. **Discussion and possible vote on a site plan for STF Development Corporation, Southwood Village, located on Mast Road. (8 units)**

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

1. Add the owner's signatures to the plat.
 2. Add the surveyor's and the engineer's signatures and stamps to the plan.
 3. Payment of a contribution of \$800 for recreation improvements, due prior to the issuance of the first building permit.
 4. Any additional conditions from the City Engineer.
 5. Approval of the Condominium Association documents by the Planning Department.
- 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 April 11th meeting. Revised plans for the project will be submitted prior to that meeting.

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

The Planning Department recommends that the application be removed from the table to discuss revisions to the plan and traffic issues. It is anticipated that a final decision will not be made until the April 11th meeting.