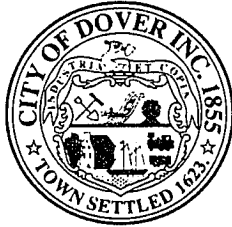


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	April 7, 2000
SUBJECT:	Staff recommendations for agenda items for the April 11, 2000 Planning Board Meeting

ITEM #2: Application for a site plan of land for Formax, (Owners Timothy & Gary Lindsay) Assessor's Map D, Lots 13-4 & 11-2, zoned I-4, located at 44 Venture Drive.

The applicant has requested a waiver to the provisions of 149-15-C, which requires a five foot setback for parking from property lines. Based on the fact that the applicant owns both parcels and is providing a parking easement, the Planning Department recommends granting the waiver. The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signature to the plan.
2. Add the surveyor's and the engineer's signatures and stamps to the plan.
3. Revise plan to add a note indicating that a sprinkler system will be installed and add new water line to sheet SP-2.
4. Revise plan to add lighting details.
5. Revise sheet SP-3 to add interior landscaping in order to comply with Section 149-14-G1(a).
6. Submission of the proposed parking and drainage cross easement document to be approved by the Planning Department.
7. Approval of the building design and landscaping by the Dover Economic Development Corporation (DEDC).

ITEM #3: Application for a revision of a subdivision plan for Dean Fournier, Assessor's Map E, Lot 19, zoned R-12, located at Conifer Commons, off Glenwood Avenue.

Based on the new wetland delineation performed by a certified wetland scientist, the Planning Department recommends that the previous approval be amended to permit the lot to be buildable for one single family house.

ITEM #4: Public Hearing to amend Chapter 155, entitled "Subdivision of Land" of the code of the City of Dover. Amendments to Chapter 155-20-23 to clarify the intent of the Alternative Design Subdivision Regulations (ADS) and establish specific guidelines for open space.

ITEM #5: Public Hearing to consider amendments to Chapter 170, entitled "Zoning" of the Code of the City of Dover. Rezone an area of city-owned land (portions of Map 22, Lot 1 & Map 23, Lot 15) from I-1, Restricted Industrial to RM-8, High Density Multi-Residential. Rezone an area of city-owned Maglaras Park (a portion of Map 22, Lot 42) and the entirety of two adjacent parcels (Map 22, Lots 33 & 34) from R-12, Medium Density Single Family Residential to RM-8, High Density Multi-Residential. Rezone an area of city-owned Maglaras Park (Map 22, Lot 42) from I-1, Restricted Industrial to R-12, Medium Density Single Family.

ITEM #6: Old Business

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

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

1. Add the owner's signature to the plan.
2. Add the surveyor's and the engineer's signatures and stamps to the plan.
3. Provide the Planning Department with a copy of the NHDES Site Specific Permit and add the permit number to the plan.
4. Provide the Planning Department with a copy of the NHDES Wetlands Permit and add the permit number to the plan.
5. Applicant agrees to work to reach an agreement with the Paddock to allow the water line and electric line to be looped into the Paddock.
6. Revise the plan to show a speed bump to be installed on Dovetail Lane in the vicinity of the mailboxes.
7. Determine and/or agree upon maintenance responsibilities of detention pond.

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

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

1. Add the owner's signature to the plan.
2. Add the surveyor's and the engineer's signatures and stamps to the plan.
3. Provide the Planning Department with a copy of the NHDES Site Specific Permit and add the permit number to the plan.
4. Provide the Planning Department with a copy of the NHDES Dam Permit and add the permit number to the plan.
5. The applicant shall work with the City to have Willand Pond Road accepted as a City street.
6. The applicant shall pay \$41,850 to the City as its contribution toward the cost of installing a traffic signal at the Willand Pond and Route 108 intersection. The contribution shall be paid prior to the issuance of a building permit and deposited in an interest bearing account. If the contribution has not been spent for the traffic signal at the end of six years, the City shall return the principal plus all interest accrued to the applicant.
7. The right turn only exit onto Route 108 shall be removed once the traffic signal is installed and operational at the Willand Pond Road and Route 108 intersection. The applicant shall pay \$6,000 to the City as its contribution toward the City's cost of removing the right turn only exit. The contribution shall be paid prior to the issuance of a building permit and

- deposited in an interest bearing account. If the contribution has not been spent for the removal of the right turn only exit at the end of six years, the City shall return the principal plus all interest accrued to the applicant. The removal shall include installation of vertical granite curbing, removal of the applicable portion of the asphalt driveway and replacement of the asphalt with loam and landscaping.
8. The applicant shall pay \$15,000 to the City as its contribution to the recreational improvements to the Willand Pond area. The contribution shall be paid prior to the issuance of a building permit.
 9. The applicant shall prepare and submit to the NHDOT a signal coordination plan for the Kelwyn Drive, Weeks Lane/Indian Brook Drive, Main Weeks Crossing, and Weeks Lane/Central Avenue traffic signals. The signal coordination plan should be based on materials contained in the February 2000 VHB Response to Comments document. This signal coordination shall be implemented by the applicant and be operational prior to the issuance of any occupancy permit.
 10. The applicant shall complete the extension of the two northbound lanes on Route 108 prior to the issuance of any occupancy permit. Any right-of-way impacts or utility adjustments required shall be the responsibility of the applicant.
 11. Revise the plan to remove the trash compactor located adjacent to the Somersworth City line.
 12. Revise note #1 on sheet 10 to read, "Conceptual off-site improvements require final engineered plans prepared separately from this site plan, which shall require the review and approval of the City Engineer."
 13. The applicant shall submit the engineered plans for the proposed off-site improvements to the City Engineer and NHDOT for review and approval.
 14. Revise the plan to add the property line between Map 39, Lot 11 and Map 39, Lot 11B.
 15. Revise plan to add proposed crosswalk to connect the sidewalk located west of Restaurant A to the island that leads to the sidewalk on Route 108.
 16. The applicant shall propose to NHDOT, as part of the engineered plans for off-site improvements, a left-turn lag phase, instead of the existing lead phase, at the Week's Crossing intersection. NHDOT to determine appropriateness.
 17. Applicant shall reimburse the City for the cost of the City's Traffic Consultant preparing the peer review of the applicant's traffic study prior to signing of the site plan.
 18. Revise the plan to show the area between the detention pond outfall and Willand Pond to be loamed and vegetation established.
 19. Revise the detail for the double grate catch basin on sheet #11 of the plan to call out a four foot sump instead of a three foot sump.
 20. Revise sheet #15 to show the crosswalk pavers to be set in concrete or show a different type of raised or textured crosswalk.
 21. Approval of the plan by the City of Somersworth.