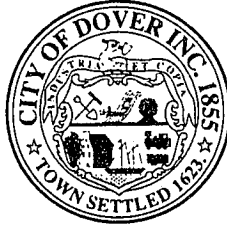


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	April 21, 2000
SUBJECT:	<i>Staff recommendations for agenda items for the April 25, 2000 Planning Board Meeting</i>

ITEM #2: Application for a Conditional Use Permit for Robert C. Gilbert, (Owner Richard Goulet, Jr.) Assessor's Map B, Lot 14-E, zoned R-40, located at 132 County Farm Cross Road.

The Planning Department recommends that the Conditional Use Permit be approved with the following conditions:

1. Provide the Planning Department with a copy of the NH Wetlands Board permit and comply with any general and specific conditions of approval.

ITEM #3: Application for minor subdivision on land for Kevin Goodwin, Assessor's Map I, Lot 40, zoned R-12, located on Back River Road.

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

1. Add the owner's signature to the plat.

ITEM #4: Application for a site plan of land for New Redden Development Co. Limited Partnership, Assessor's Map I, Lot 20A-5, zoned RM-20, located on Adelle Drive.

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

1. Add the owner's signature to the plan.
2. Revise plan to add exterior light to the northeast side of the proposed building.
3. Revise plan to add standard subdivision notes #8,9,14,15,20, and 21.
4. Submit an as-built plan of the entire parcel in digital DXF format on disk to the City Engineer.

ITEM #5: Application for a site plan of land for Motiva Enterprises LLC, (Owner Bill Dube, Inc.) Assessor's Map A, Lot 1, zoned B-3, located on Old Dover-Rochester Road/Longhill Road/Route 108.

The Planning Department recommends that the application be accepted, the public hearing be held, and the plan be tabled until the next meeting so that a site walk can be scheduled. The Technical Review Committee notes are attached.

ITEM #6: Application for a minor subdivision of land for Motiva Enterprises LLC, Assessor's Map A, Lot 1, zoned B-3, located on Old Dover-Rochester Rd./Longhill/Route 108.

The Planning Department recommends that the application be accepted, the public hearing be held, and the plan be tabled until the next meeting so that a site walk can be scheduled. The outstanding issues include the following:

1. Add owners signatures to the plat.
2. Revise plat to add surveyor's stamp and signature.
3. Revise plat to correct the notation for the single family residence district to include R-12..
4. Revise plat to add abutters across the streets.
5. Revise plat to show metes and bounds for the lot lines of Map 64 Lot 3 and label the lines as lot lines to be eliminated.
6. Revise plat to add a note listing the owner's names and addresses.
7. Revise plat to add the proposed map and lot numbers as assigned by the Tax Assessor.
8. Revise plat to add a note indicating existing lot sizes.
9. Revise plat to show proposed monumentation.
10. Revise plat to add common subdivision plan notes #1, 2, 3, 22, 24, and 25.
11. Revise plat to delete the note to the left of the title block.
12. Revise plat to place the road names within the right-of-way of each road.
13. Revise plat to remove the portion of the easterly line depicting the 25' wide sewer and water easement that extends into Parcel A.

ITEM #7: Public hearing on the following gravel pit renewals.

- a. **An extraction permit for Dowaliby Trucking, Assessor's Map H, Lot 56, zoned R-40, located on Mast Road and Cold Springs Road.**

The Planning Department recommends approval of the extraction permit, subject to the following conditions:

1. The applicant is put on notice that a new plan with updated contours and water table information, prepared by a licensed land surveyor or engineer, shall be required to be submitted with the permit renewal application for 2001.
2. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board. Any on-site refueling operations approved shall comply with the Best Management Practices contained in NHDES Technical Bulletin WD-WS-22-6
3. Minimum setbacks from property line be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is complete for inspection.
4. The applicant obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit.
5. The provisions contained in the letter to the Planning Board be considered part of the application and serve as requirements thereof.
6. Add a note to the plan providing an estimate of the amount of materials (in cubic yards) to be removed during 2000.

- b. **An extraction permit for Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Glen Hill Road/Tolend Road.**

The Planning Department recommends approval of the extraction permit, subject to the following conditions:

1. The applicant is put on notice that a new plan with updated contours and water table information, prepared by a licensed land surveyor or engineer, shall be required to be submitted with the permit renewal application for 2001.
2. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board. Any on-site refueling operations approved shall comply with the Best Management Practices contained in NHDES Technical Bulletin WD-WS-22-6
3. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is complete for inspection.
4. The applicant shall take steps necessary to stabilize the crushed stone pile along Rochester Neck Road.

- c. **An extraction permit for James P. Griffin and Tyra, Inc., Assessor's Map H, Lot 60, zoned I-4, located off Mast Road.**

Planning Department recommendations will be provided at the meeting because there are some unresolved issues. Staff have communicated with the applicant regarding these issues.

- d. **An extraction permit for Mast Road Sand and Gravel, Assessor's Map H, Lot 52, 53, 54, 57, zoned I-4, located on Mast Road.**

1. The applicant is put on notice that a new plan with updated contours and water table information, prepared by a licensed land surveyor or engineer, shall be required to be submitted with the permit renewal application for 2001.
2. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board. Any on-site refueling operations approved shall comply with the Best Management Practices contained in NHDES Technical Bulletin WD-WS-22-6.
3. Minimum setbacks from property lines be flagged in the field to facilitate inspections. The pit owner shall contact the Planning Department when flagging is completed for inspection.
4. The 2000 reclamation and operational plan documents shall be considered as part of the permit and the hours of operation hours are as follows: 7:00 AM – 5:00 PM on weekdays with the gates opening at 6:30 AM, and 7:00 AM - 2:00 PM on Saturday.
5. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft.
6. Add a note to the plan providing an estimate of the amount of material in cubic yards to be removed during 2000 and show the areas to be excavated during 2000.
7. Continue the condition from the lot line adjustment plat that states no excavation shall take place beyond Cold Springs Road (So-called).
8. Revise plan to show the large piles of material located adjacent to Mast Road. Insure that the material piles are properly stabilized to prevent erosion and control dust.
9. Construct stabilized construction entrance and revise plan to show same.

- e. An extraction permit for Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.**

Planning Department recommendations will be provided at the meeting because there are some unresolved issues.

ITEM #8: Old Business

- a. Possible discussion regarding rezoning of an area of city-owned land and two adjacent parcels located in the Riverfront area of Paul Street.**

Site walk and special workshop scheduled for Monday, April 24th. A meeting notice was mailed out earlier in the week.

- b. Discussion and possible vote of the Alternative Design Subdivision (ADS) regulations.**