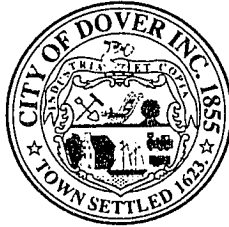


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City of Dover, New Hampshire
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: May 5, 2000
SUBJECT: *Staff recommendations for agenda items for the May 9, 2000 Planning Board Meeting*

ITEM #2: Application for a site plan of land for McIntosh Properties LLC, Assessor's Map 11, Lot 2, zoned B-3, located at 181 Silver Street.

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 following are the outstanding issues:

1. Add the owner's signature to the plan.
2. Add engineer's stamp and signature to all plan sheets.
3. The wetland fill required for the banquet facility in phase II has been denied by the NH Wetlands Board. The applicant is working to resolve this issue.
4. The increased traffic generated by this proposal is a concern due to the poor driveway configuration and safety issues. The possibility of combing driveways with abutting properties is being explored. The applicant is also meeting with the NH Department of Transportation because the driveway is within their jurisdiction.
5. Engineering issues.

ITEM #3: Application for a site plan of land for Anthony Dreux Fallon, (Tri County Realty) Assessor's Map 2, Lots 11, 12, 16, 17, zoned B-2, located at 300-6 and 314 Central Avenue.

The applicant has applied for two waivers. The first waiver is to Section 149-14 G-1, which requires 5 percent interior landscaping for the Kirkland Street parking lot and the second is to Section 149-15 C, which requires paving to be setback 5 feet on the side and rear and 10 feet on the front. The Planning Department supports these waiver requests. The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signature to the plans.
2. Revise sheet #1 by amending note # 23 to indicate that up to four parking spaces can be reserved for employees but all other employees shall park on the Kirkland Street parking lot. This restriction can be modified by the Planning Department dependant upon future use.
3. Revise sheet #1 to add abutters names and addresses to the plan.

4. Revise sheet #1 to add directional arrows to indicate one way traffic flow.
5. Provide owner's signatures on the lot merger forms to consolidate the lots.
6. Revise sheet #2 to add deciduous shade trees planted 40 feet on center along the Kirkland Street frontage.
7. Revise sheet #2 to specify the privacy fence will not be chainlink.

ITEM #4: Old Business

- a. **Discussion and possible vote on site plan and minor subdivision for Motiva Enterprises LLC, located on Old Dover-Rochester Road/Longhill/Route 108.**

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

1. Add the owner's signature to the plat.
2. Revise plan to add engineer's stamp and signature to all sheets.
3. Revise plan to correct the zoning district to be R-12, not R-2.
4. Revise plan to add information about the special exception that was granted.
5. Revise plan to add a note that all on-site utilities will be underground.
6. Revise plan to add sloped granite curbing on curve radii for both driveway entrances.
7. Revise sheet L-1 of plan to add shrubs planted five feet on center between the trees, in compliance with Section 149-14 G-2(a), and move the trees along Longhill Road ten feet further onto the property to prevent any potential damage or removal when the NHDOT improvements are made.
8. Revise plan to change side setback adjacent to the residential district to be 20 feet.
9. Provide a fair share contribution for the future traffic signals and sidewalks. The recommended amount will be submitted at the meeting. Said payment is due prior to issuance of the first building permit.
10. Provide the Planning Department with a copy of the NHDOT driveway permit and add the permit number to the plan.
11. Provide the City Engineer with a copy of the left turn/deceleration improvement plan for Route 108.
12. Clear vegetation and obstacles to the north along the west side of Route 108 to improve sight distance.
13. Revise the lighting plan to bring it in compliance with Section 149-14 E.
14. Approval of the plan by the City of Somersworth.
15. Engineering comments submitted the night of the meeting.

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

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.
14. Approval of the plan by the City of Somersworth.
15. Engineering comments submitted the night of the meeting.

b. Possible discussion regarding the Natural & Historic Resources, Open Space & Recreation and Community Facilities & Utilities Sections of the Master Plan.

Recommended amendments for the three chapters will be provided by staff at the meeting.