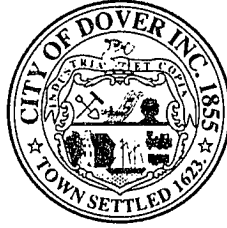


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	May 19, 2000
SUBJECT:	<i>Staff recommendations for agenda items for the May 23, 2000 Planning Board Meeting</i>

**ITEM #2: Public Hearing on the Natural & Historic Resources, Open Space & Recreation and Community Facilities & Utilities Chapters of the Master Plan.**

Copy of revised Community Facilities & Utilities Chapter is included in your packets. The Natural & Historic Resources Chapter has not changed since you received a copy last month. The proposed amendments to the Open Space & Recreation chapter are included in your packet and will be added to the version you received last month.

**ITEM #3: Application for a site plan of land for the new Public Works and Recycling Facility for the City of Dover, Assessor's Map H, Lot 58, zoned I-4, located on Mast Road.**

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

1. Add the engineer's stamp and signature to the plat.
2. Submit copy of State Site Specific permit to the Planning Department.
3. Incorporate the Conservation Commission's recommendations into the design and operational standards.
4. Add gate at the entrance to the haul road.

**ITEM #4: Application for a minor subdivision of land for Daniel & Jacqueline Ayer, Assessor's Map N, Lots 21, zoned R-40, located on Back Road.**

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 add note indicating amount of non-wetland area is at least 40,000 square feet.
4. Approval of the sewer line by the City Engineer.

**ITEM #5: Application for an Alternative Design Subdivision (ADS) for Ezra Green Farm LLC, Assessor's Map F, Lot 23A, zoned R-40, located on Littleworth Road. (46 lots)**

The Planning Department recommends that the subdivision plat be accepted, the public hearing be held and the application tabled until the next meeting. The following are the outstanding issues:

1. Waivers requested for length of cul-de-sac, 100 foot front buffer required by ADS regulations, and reduction of pavement width from 28' to 24'.
2. Need State Wetlands Board permit, Site Specific permit, and DOT driveway permit.
3. Require deceleration land plans.
4. Add note requiring underground utilities.
5. Add note stating that construction will conform with City and State standards.
6. Add proposed tax map and lot numbers to plan, as assigned by Tax Assessor.
7. Add GIS coordinates to the plat.
8. Consider recreation and DPW equipment contribution.
9. Drainage issues.
10. Add mailboxes on non-sidewalk side of road.
11. Sleeve across Route 9 for water and sewer.
12. Miscellaneous engineering issues.

**ITEM #6 Old Business**

**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 phase one of the site plan, which includes the 7,090 square foot hotel addition, pool enclosure, parking lot improvements, and drainage improvements, be approved subject to the following conditions:

1. Add the owner's signature to the plan.
2. Add engineer's stamp and signature to all plan sheets.
3. Add the NH Wetlands Board permit number to the plan.
4. Provide the Planning Department with a copy of the NHDOT driveway permit and add the permit number to the plan. Any improvements required by the NHDOT permit or the traffic study being prepared by Norway Plains Associates shall be completed by the applicant.
5. Revise plans to address the issues contained in the City Engineer's memo dated 5/12/00.
6. Approval of the Conditional Use Permit for wetlands impact as recommended by the Conservation Commission.
7. Approvals for phase two (banquet facility) will require revised plans and another Planning Board public hearing.