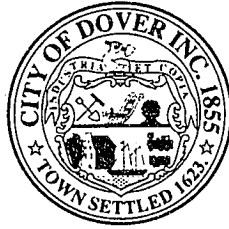


STEVEN J. STANCEL  
Director



288 Central Avenue  
Dover, New Hampshire 03820-4169  
Tel: (603) 743-6008  
Fax: (603) 743-6097

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

**MEMORANDUM**

**TO:** Planning Board Members  
**FROM:** Planning Staff  
**DATE:** June 9, 2000  
**SUBJECT:** Staff recommendations for agenda items for the June 13, 2000 Planning Board Meeting

**ITEM #2: Application for a minor subdivision of land for Dover Economic Development Corp. (DEDC), Assessor's Map C, Lot 11-1, zoned I-4, located on Venture Drive.**

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

1. Add owners signature to the plat.
2. Add engineer's stamp and signature to all the roadway plans.
3. Revise plat to add building setback lines.
4. Revise plat to add the 50 foot Conservation District along Reyner's Brook.
5. Revise plat to add common subdivision plan notes #20 & 21.
6. Any additional conditions recommended by the City Engineer in a memo submitted at the meeting.

**ITEM #3: Application for a minor subdivision of land for the Marion Korn Trust, Assessor's Map H, Lots 22A, zoned R-20, located on Bellamy Road Extension.**

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

1. Revise plat to add existing and proposed water lines.
2. Revise plat to add existing and proposed sewer lines.
3. Revise plat to add note regarding wetlands on site.
4. Revise plat to add common note regarding the Building Inspector assigning street addresses.
5. Revise plat to add a note to indicate that boundary information shall be provided to the City Engineer's Office in a digital DXF format upon approval of this proposed subdivision.
6. Revise plat to show location of existing septic system.

**ITEM #4: Application for a Conditional Use Permit for Walter Rous, (Owner Richard & Nora Close) Assessor's Map L, Lot 96-M, zoned R-20, located at 254 A Dover Point Road.**

The Planning Department recommends that the conditional use permit be approved.

**ITEM #5: Application for a minor lot line adjustment of land for Richard & Bertha Lord and Jennie Leathers, Assessor's Map I, Lots 3 & 3A, zoned RM-12, located on Mast Road Extension.**

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

1. Add owners signatures to the plat.
2. Revise plat to add existing lot areas to note #3.
3. Revise plat to correct the map and lot label for the Lord lot from "E/3A" to "I/3A".

**ITEM #6: Application for a site plan of land for Motiva Enterprises, LLC, Assessor's Map 11, Lot 4, zoned RM-10 and B-3, located at 169 Silver Street.**

The Planning Department recommends that the site plan be accepted, the public hearing be held and the application tabled until the next meeting. The Planning Board may wish to conduct a site walk before the next meeting. The following are the outstanding issues:

1. Need traffic analysis along Silver Street.
2. Add note regarding wetlands to the plan.
3. Add granite curbing at driveway curb radii.
4. Need site lighting plan including foot candle data.
5. Need guardrail, retaining wall, curbing and pavement detail.
6. Need information on noise levels of car wash.
7. Floor plan dimensions don't match site plan footprint.
8. Revise note #2 on sheet C-1 to update the code dates.
9. Review signage schedule for compliance with sign ordinance.
10. Add striping for crosswalk at both entrances.
11. Miscellaneous engineering issues.

**ITEM #7: Old Business**

**a. Discussion and possible vote on Ezra Green Farm ADS, located on Littleworth Road.**

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

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' are approved.
2. Provide the Planning Department with a copy of the State Wetlands Board permit and add the permit number to the plat.
3. Provide the Planning Department with a copy of the Site Specific permit and add the permit number to the plat.
4. Provide the Planning Department with a copy of the NHDOT driveway permit and add the permit number to the plat.
5. Revise plat to correct proposed tax map and lot numbers by adding Map F.

6. Payment of a DPW equipment contribution made prior to the issuance of the first occupancy permit.
7. Resolve issue regarding the sleeve under Route 9 for water and sewer with NHDOT and City Engineer.
8. Revise plat to show underground utilities.
9. Revise plat to specify the subgrade improvements for the road cross section.
10. Complete any necessary improvements to the Crosby Road pump station as determined by an engineering capacity analysis.
11. The proposed public walking trail shall be constructed by the applicant and completed prior to the issuance of the first occupancy permit.
12. The applicant shall submit a lot line adjustment plan for the property (within the City of Dover) known as Tax Map G, Lot 35D. A portion of the property is to be combined with an abutting property and the remainder is to be deeded to the City of Dover.
13. Any additional conditions recommended by the City Engineer in a memo submitted at the meeting.