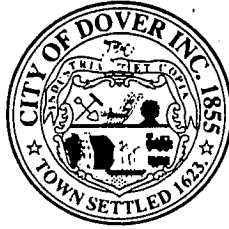


STEVEN J. STANCEL
Director



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 23, 2000
SUBJECT:	<i>Staff recommendations for agenda items for the June 27, 2000 Planning Board Meeting</i>

ITEM #2: Application for a minor subdivision of land for Richard, Anna & Duane Kay, Assessor's Map G, Lot 27, zoned R-20, located on Columbus Avenue. (1 lot)

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

1. Add owners signature to the plat.
2. Provide the Planning Department with a copy of the State Subdivision permit and add the permit number to the plat.
3. Revise plat to add the proposed map and lot numbers as assigned by the Tax Assessor.
4. Revise plat to add metes and bounds for the drainage easement.
5. Revise plat to indicate that the existing structure is used for a commercial or manufacturing use.
6. Revise plat to add a note indicating that lot B is not a residential building lot unless the commercial use is discontinued.

ITEM #3: Application for a major subdivision of land for Northam Builders, Inc., (Owner Richard W. Kay) Assessor's Map G, Lots 30A & 30B, zoned R-20, located on Columbus Avenue. (6 lots)

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

1. Add both owner's signatures to the plat.
2. Add surveyor's stamp and signature to the plat.
3. Provide the Planning Department with a copy of the State Subdivision permit and add the permit number to the plat.
4. Provide the Planning Department with a copy of the State Wetlands Board permit and add the permit number to the plat.
5. Approval includes the granting of the Conditional Use Permit for the wetlands impact with the condition that the deeds for individual parcels will identify the presence wetlands (where appropriate), as recommended by the Conservation Commission.

ITEM #4: Application for a minor lot line adjustment of land for Southwest Partners Realty, LLC, Assessor's Map H, Lot 36B-1, zoned I-2, located on Knox marsh Road.

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

1. Add surveyor's stamp and signature to the plat.
2. Revise plat to show the metes and bounds of the access easement over lot 36B.

ITEM #5: Application for a site plan of land for Southwest Partners Realty, LLC, Assessor's Map H, Lot 36B-1, zoned I-2, located on Knox Marsh Road.

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

1. Add owner's signature to the plan.
2. Add engineers stamp and signature to all sheets.
3. Revise plan to show the metes and bounds of the access easement over lot 36B.
4. Installation of the deceleration lane shall be required prior to the granting of an occupancy permit.
5. Revise sheet #3 of plan to add a row of white pine seedlings abutting the northern edge of restoration area A and extend the northern most row of seedlings into the rear setback area of the lot.
6. The applicant shall have the restoration plan reviewed and approved by Dean Peschel and the Natural Resources Conservation Service. Improvements recommended to the restoration plan shall be included on the final plan.
7. Approval includes the granting of the Conditional Use Permit for development within the Secondary Groundwater Protection zone, with the condition that the applicant follow the restoration plan shown on sheet #3, as recommended by the Conservation Commission.