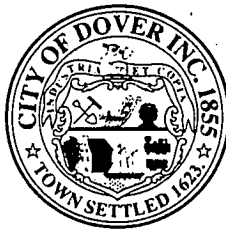


STEVEN J. STANCEL
Director



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:	July 7, 2000
SUBJECT:	Staff recommendations for agenda items for the July 11, 2000 Planning Board Meeting

ITEM #2: Application for a Conditional Use Permit for Thomas Hopper, (Owner Bibian Plante, Living Trust), Assessor's Map L, Lot 95-1A, zoned R-20, located at 19 Landing Way.

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 State Wetlands Board permit and comply with any conditions of the permit.

ITEM #3: Application for a Conditional Use Permit for Robert & Eva Turgeon, Assessor's Map 24, Lot 134, zoned CWD, located at 73 Cocheco Street.

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 State Wetlands Board permit and comply with any conditions of the permit.

ITEM #4: Application for a minor subdivision and minor lot line adjustment of land for Albert & Christine Estes, Assessor's Map A, Lot 52 & 52C-1, zoned I-4 & R-40, located on Long Hill Road Ext.

The applicant is scheduled to meet with the Conservation Commission on July 10th for a Conditional Use Permit for the wetlands impacts. The Planning Department recommends that the subdivision and lot line adjustment plat be approved with the following conditions:

1. Add owners signature to the plat.
2. Add surveyor's stamp and signature to the plat.
3. Provide the Planning Department with a copy of the State Wetlands Board permit and add the permit number to the plat.
4. Approval includes the granting of the Conditional Use Permit for the wetlands impacts with any conditions that are recommended by the Conservation Commission.

ITEM #5: Application for a minor lot line adjustment of land for McEaney Survey Associates, (Owners Gerard Reese Revocable Trust, Eugene & Maura Byrne, Olivier Family 1999 Trust, Harry Lafond, Leslie & Kathleen Rosenau, Philip & Marion Williams, Paul & Valerie Moreau), Assessor's Map D, Lots 21A, 22C, 22-1 through 22-6, zoned R-20, located on Crestview Drive and Glenwood Avenue.

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

1. Add all owners signatures to the plat.
2. Add surveyor's stamp and signature to the plat.
3. Revise plat to add building setback lines to all lots.
4. Revise plat to add the abutters across Glenwood Avenue.
5. Applicant shall work with the owner of Map D, Lot 21 to resolve the driveway encroachment.

ITEM #6: Application for a site plan of land for John B. Sullivan, Jr., Corp. of NH, (Owner City of Dover) Dover Ice Arena, Assessor's Map 26, Lot 2, zoned RM-10, located at 110 Portland Avenue.

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

1. Lighting for the parking lots comply with Section 149-14 E of the Site Review Regulations.
2. Steps be taken to provide additional parking spaces, including striping parking spaces along the west side of Portland Avenue and reconstructing the parking area adjacent to the softball field to provide additional spaces.
3. Consider staggering the starting and ending times of events to reduce traffic congestion.
4. Utilize cost effective, alternative materials to provide a paved surface for parking lots.
5. Develop and implement a traffic operation plan in conjunction with the Police Department.
6. Obtain a Site Specific Permit from the NH Department of Environmental Services.
7. Pursue, in cooperation with the Planning Department, the use of CMAQ funds to construct a Park and Ride parking lot on the site.

ITEM #7: Old Business

- a. **Discussion on site plan for Motiva, located at 169 Silver Street.**

The Planning Department recommends that the Planning Board reopen the public hearing to receive public input and continue the public hearing until the next meeting. We are waiting for a revised traffic study, a lighting plan and a revised site plan from the applicant. The applicant intends to provide additional information to the Planning Board regarding sound issues.

- b. **Discussion and possible vote on major subdivision for Northam Builders, located on Columbus Avenue.**

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 NH 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.
 6. A recommendation regarding the sidewalk issue will be presented at the meeting.
- c. Letter requesting extension of deadline for Griffin Pit from Richard Proulx of Pruven Aggregates, Inc.**

Enclosed is a letter from Richard Proulx of Pruven Aggregates requesting an extension of time to complete the conditions of approval for the Griffin Pit. Mr. Proulx indicates that his company is in the process of purchasing the Griffin pit and would like time to complete the transaction. He has proposed changes to the plan as outlined in his letter. The Planning Department will have a recommendation at the meeting.