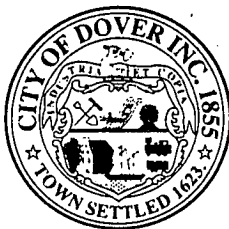


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	July 21, 2000
SUBJECT:	<i>Staff recommendations for agenda items for the July 25, 2000 Planning Board Meeting</i>

**ITEM #2: Application for approval of the removal of a portion of a stone wall on a Scenic Road, per Chapter 143-2, Scenic Roads, for Lisa Connolly and Peter Amarosa, Assessor's Map J, Lot 19-E-3, located on Old Garrison Road.**

This parcel was originally created as part of a four lot subdivision by William Leavitt. A condition of approval was that the three lots with frontage on Old Garrison Road be limited to no more than two driveways. Two of the original lots have already been sold and received permits for separate driveways. If the Planning Board were to approve this application, you would be amending the original conditions of approval, which were intended to reduce the number of driveways and limit the disturbance of the stonewall and trees on the scenic road. The Planning Department does not support amending the original conditions of approval.

Additionally, the removal of trees in the public right-of-way and the disturbance of a stonewall along a scenic road is not allowed until approval is given by the Planning Board after a public hearing. On July 20<sup>th</sup> the Building Inspector ordered the property owner to cease construction of the driveway, the removal of trees, and the disturbance of the stonewall. This work was done with no permits. The Board should consider requiring the applicant to restore the scenic road to its original condition.

**ITEM #3: Application for a Conditional Use Permit for David Poole (Owner James McManus), Assessor's Map 39, Lot 31, zoned R-12, located at 3 Lakeview Drive.**

The sketch submitted with the application is not based on a survey and is not accurate. It appears that the front setback was measured from the edge of pavement, not the property line. The proposed building location would not comply with the 30 foot front setback. The Planning Department recommends that the Planning Board not accept jurisdiction of the application for the conditional use permit until a more accurate survey of the property is produced.

**ITEM #4: Application for a site plan of land for Wentworth-Douglass Hospital, Assessor's Map 37, Lot 1, zoned O, located at 789 Central Avenue.**

The Planning Department recommends that the site plan be accepted, the public hearing be held and the application tabled until the next meeting to allow the Planning Board to schedule a site walk. The TRC notes are included for your review.

**ITEM #5: Old Business**

**a. 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. The applicant shall construct a sidewalk, built to city standards, along the entire frontage of the property. Sidewalk design plans shall be submitted to and approved by the City Engineer prior to the start of construction.