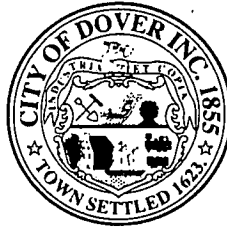


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: August 4, 2000
SUBJECT: *Staff recommendations for agenda items for the August 8, 2000 Planning Board Meeting*

ITEM #2: Application to rescind a minor lot line adjustment of land for Michael & Donna Wentworth and Raymond & Lisa Beaudette, Assessor's Map 30, Lots 49A & 48, zoned RM-10, located on Sixth Street.

The Planning Department recommends that the previously approved lot line adjustment plat be rescinded and that a notice of such action be recorded in the Strafford County Registry of Deeds.

ITEM #3: Application for a minor lot line adjustment of land for Kenwood Corp., Assessor's Map H, Lots 44Z & 44Y, zoned R-20, located on Lisa Beth Drive.

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

1. Add the owner's signature to the plat.
2. Revise the plat to add the Strafford County Registry of Deeds recording number to the Reference Plan number one.

ITEM #4: Application for a minor lot line adjustment of land for Stabile Homes at Dover, Inc., and Steven & Joan Anderson, Assessor's Map B, Lots 4-23 & 4-24, zoned R-40, located on Cottonwood Drive.

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

1. Add both owner's signatures to the plat.

ITEM #5: Application for a minor lot line adjustment of land for Brian & Elizabeth Bortz and Romeo & Susan Vaillancourt, Assessor's Map I, Lots 48D & 48B-11, zoned R-12, located on Back River Road/Digby Lane.

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

1. Add both owner's signatures to the plat.

ITEM #6: Old Business

- a. Discussion and possible vote on a 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.

- b. Discussion and possible vote on a Conditional Use permit for Peter Amarosa & Lisa Connolly, located on Old Garrison Road.**

The Planning Department recommendation will be available the night of the meeting.

- c. Discussion and possible vote on site plan for Wentworth-Douglass Hospital, located on Central Avenue.**

The applicant has requested two waivers to the Site Review Regulations. The first is a waiver to the requirement that a parking lot with more than two parallel aisles have a landscape island between the rows of parking and the second is a waiver to the requirement for a 24 foot access way. The Planning Department recommends that the waiver requests be approved because the parking lot has adequate landscaping and screening and the access way is for the controlled access gate. The Planning Department recommends that the site plan be approved with the following conditions:

1. Add owner's signature to the plan.
2. Add engineer's stamp and signature to all plan sheets.
3. Provide the Planning Department with a detailed lighting plan that complies with Chapter 149-14-E-2.
4. Provide the Planning Department with an erosion and sediment control plan.
5. Revise the site plan to add the standard note that requires as-built plans to be submitted to the City.
6. The applicant shall install a sidewalk with granite curbing along the Central Avenue frontage and within the channelized island at the Old Rollinsford Road intersection. This work shall be completed and accepted by the City prior to the issuance of an occupancy permit.
7. The applicant shall hire a traffic consultant to prepare a lane striping optimization plan for Central Avenue from Oak Street to the Shop 'N Save plaza, Said plan shall be submitted to the Planning Department prior to the issuance of an occupancy permit.

8. The applicant shall contribute the sum of \$7,000 towards the City's 20 percent funding match for the Central Avenue traffic signal coordination project. This contribution shall be paid prior to the issuance of the building permit.
9. The applicant shall contribute the sum of \$2,000 towards the cost of a new COAST bus shelter. This contribution shall be paid when an agreement with COAST is made to relocate the existing bus shelter.
10. Any additional conditions recommended by the City Engineer in a memo presented at the meeting.
11. Approval of the two waiver requests.