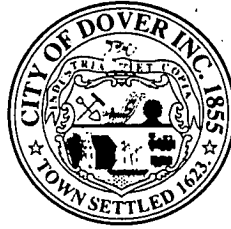


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	October 6, 2000
SUBJECT:	<i>Staff recommendations for agenda items for the October 10, 2000 Planning Board Meeting</i>

ITEM #2: Application for a Driveway Waiver for Paul E. LaBrie, Assessor's Map I, Lot 99-W, zoned R-40, located at 8 Berkshire Lane.

The Planning Department recommends that the driveway waiver be approved.

ITEM #3: Application for a minor lot line adjustment of land for New Redden Gardens Development Co., (Owner, Environmental Housing Associates) Assessor's Map I, Lot 20A-21 & 20A-5, zoned R-40, located on Adelle Drive/Durham Road.

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 building setback lines to both lots.
3. Revise the plat to correct note #1 by adding "Map I" between the words "Tax Lot".

ITEM #4: Application for an Alternative Design Subdivision of land for Elizabeth L. Huggins Trust, Assessor's Map J, Lot 22, zoned R-40, located on Bayview Road. (2 lots)

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

1. Add the owner's signature to the plat.
2. The house to be built on easement area #2 shall have a fire protection system.
3. The applicant shall grant a conservation easement on the 64 acres to be preserved and shall provide a copy of the executed easement to the Planning Department prior to granting a building permit.
4. The applicant shall grant to the City of Dover an access and maintenance turn-around easement as shown on sheet #2 and described in note #11-A-4 on sheet #1, prior to granting a building permit.

ITEM #5: Application for a Preliminary Alternative Design Subdivision Concept plan of land for Douglas Dodd General contractors, Inc., (Owners Ann Morrison, Elizabeth Warnke, Patricia Kasna, Judith Morrison) Assessor's Map G, Lot 7, zoned R-12, located at 330 Washington Street. (13 lots)

The Planning Department recommends that the public hearing be held and the Planning Board table the application to schedule a site walk.

ITEM #6: Old Business

a. Continued public hearing and possible vote on the Transportation Section of the Master Plan.

In your packets you will find a list of proposed changes as discussed at the last meeting, for your review. The Planning Department recommends that the Transportation Chapter of the Master Plan be adopted.

b. Possible discussion regarding Motiva, located on Silver Street.

Please review the information in your packets, which includes material regarding the ongoing peer review of the traffic study and a revised plan showing a change in the layout of the infiltration system. Feel free to ask planning staff any questions regarding this information. No formal presentations will be given by the City's or the applicant's traffic consultants.

ITEM #7: New Business