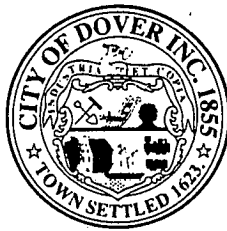


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	November 9, 2000
SUBJECT:	<i>Staff recommendations for agenda items for the November 14, 2000 Planning Board Meeting</i>

ITEM #2: Public hearing on the City's 2002-2007 Capital Improvements Program (CIP).

Please bring your copy of the CIP to the meeting.

ITEM #3: Public hearing to consider amending Article VII, Overriding Districts, by adding a new Chapter 170-28.4, Scenic Road Overlay District, which includes land within 25 feet of the right-of-way of all Scenic Roads (Old Garrison Road, David Tuttle Rd. & Rochester Neck Rd.). The amendment requires the preservation of the natural vegetative buffer, except for the removal of damaged, diseased or unsafe vegetation, with approval of the City Arborist and for driveway construction.

ITEM #4: Application for a driveway waiver for Bill Ballaro, Assessor's Map 24, Lot 74, zoned RM-10, located on Portland Avenue.

The Planning Department recommends approval of the driveway waiver with the following condition:

1. The paving plan shall be designed to prevent runoff onto the abutters' property and to direct the drainage to the rear of the property.

ITEM #5: Application for a Minor Lot Line Adjustment of land for Elizabeth Foster, Assessor's Map E, Lots 27C & 27, zoned ETP, located at 408 Sixth Street.

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. Add the surveyor's signature to the plat.
3. Revise the plat to add the minimum building setback lines to both lots.
4. Revise the plat to correct the dimensional requirements for the ETP District in note #3.
5. Revise the plat to add the names and addresses of all abutters.

6. Revise the plat to add landscaping to the southern property line in accordance with Chapter 170-16, Table of Dimensional Regulations, Footnote 32. This landscaping shall be a continuous visual buffer of vegetation in order for the reduced setback of 35 feet to be permitted.

ITEM #6: Application for a Minor Subdivision of land for Douglas Dodd General Contractor (Owners: Ann Morrison, Elizabeth Warnke, Patricia Kasna, Judith Morrison), Assessor's Map G, Lot 7, zoned R-12, located on Washington Street. (1 lot)

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

1. Add the owner's signature to the plat.
2. Revise the plat to add the title reference for the parcel to note #1.
3. Revise the plat to add the proposed map and lot numbers as assigned by the Tax Assessor.
4. Revise the plat to add the locations of the existing water and sewer lines so that it can be determined if an easement for utility lines is necessary.
5. Revise the plat to add the Dover GIS bearings.
6. Revise the plat to add a note indicating that a digital version of the survey will be provided to the City Engineer.

ITEM #7: Application for a Minor Subdivision of land for Stephen Wood (Owner Acorn Associates, XIX, LTD) Assessor's Map N, Lot 8, zoned R-40, located on Gulf Road. (1 lot)

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

1. Add the owner's signature to the plat.
2. Revise the plat to add the proposed map and lot numbers as assigned by the Tax Assessor.
3. Revise the plat by amending the Overriding Districts listed in note #4 to add the 20% slope Conservation District and show these areas on the plat.
4. Revise the plat to add the standard subdivision plan notes #1, 5, 12 & 22.
5. Revise the plat to show the small pumphouse located south of the pond to be removed.

ITEM #8: Application for a Site Plan of land for R & E Jespersen Realty LLC/Dover Auto World, Assessor's Map K, Lot 40, located at 5 Dover Point Road.

Since the parking area proposed is not paved, a waiver to Chapter 149-14 C (1) is required. The Planning Department recommends that the site plan be approved with the following conditions:

1. Add the owner's signature to the plan.
2. Add the engineer's stamp and signature to the plan.
3. Includes the granting of the waiver for not paving the parking area.
4. Provide additional landscaping along Stark Avenue as part of a landscaping plan to be approved by the Planning Department.
5. Revise the plan to show the extension of the granite curbing and sidewalk, with proper tip-down and radii, along Stark Avenue to blend in with the existing island.

ITEM #9: Old Business

- a. **Request for extension of approval for McIntosh Properties, LLC; map 11, lot 2, Silver Street**

The Planning Department recommends approval of the request for a 120 day extension.

- b. **Request for extension of approval for R & M Paving, map G, lot 31-1, Crosby Road**

The Planning Department recommends approval of the request for a 30 day extension.

ITEM #10: New Business