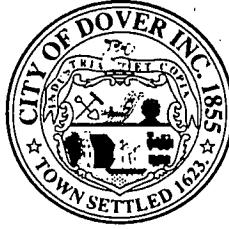


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# City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

## MEMORANDUM

TO:	Planning Board Members
FROM:	Planning Staff
DATE:	December 8, 2000
SUBJECT:	<i>Staff recommendations for agenda items for the December 12, 2000 Planning Board Meeting</i>

**ITEM #2:** Application for a site plan of land and Conditional Use Permit for TK Properties, Inc. (Owner Tri City Dodge), Assessor's Map 38, Lots 34 & 35, zoned B-3, located at 13 Weeks Lane.

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 signature to the plan.
3. Includes the approval of the Conditional Use Permit with the conditions that the applicant provide for third-party maintenance of environmental protection devices and prepare an environmental protection plan in accordance with Env-Ws 421 that is reviewed and approved by the Conservation Commission.
4. Revise plan to add additional landscaping to provide screening between parking lot and Map 38, Lots 12 and 39. Screening must be a minimum of seven feet tall.
5. Applicant shall merge the two existing lots by completing a Lot Merger Form and having it recorded at the Registry of Deeds.
6. Revise the lighting plan on sheet #4 to comply with Chapter 149-14-E, including lighting levels on the entire parking lot and an analysis showing that the plan conforms to lighting level standards.
7. Revise plan to add engineer's stamp and signature to sheets #2 - #7.
8. Revise plan to add standard note #8.
9. The applicant shall comply with the conditions contained in the City Engineer's memo dated 12/8/00.

**ITEM #3:** Application for a site plan of land for Millstone Properties, Assessor's Map 16, Lot 15, zoned UMUD, located at 8 & 10 Back River Road. (66 units)

The Planning Department recommends that the application be accepted, the public hearing be opened, and the application be tabled to schedule a site walk. A copy of the Technical Review Committee notes, the traffic studies, a letter from the applicant's attorney, and an abutters letter are included in your packet for your review.

**ITEM #4: Application for a major subdivision of land for Spaulding Turnpike Development (Owners Stanley & Joyce Goldberg), Assessor's Map G, Lot 24J, zoned R-20, located on Columbus Avenue. (6 lots)**

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

1. Add the owner's signature to the plan.
2. Revise plat to show the future driveway locations for all the lots and add a note indicating that a shared driveway is required for lots #5 and #6. The driveways for lots #3 and #4 shall be located off the potential future roadway.
3. Revise the plat to add an engineers' stamp and signature to the detail sheet.
4. The sidewalk depicted on detail sheet shall be completed prior to the issuance of a certificate of occupancy for any lot.
5. Revise the plat to add the new Tax Map and Lot numbers as assigned by the Tax Assessor.
6. Provide the Planning Department with a copy of the State Subdivision Permit and add the permit number to the plat.
7. The applicant shall comply with the conditions contained in the City Engineer's memo dated 12/8/00.

**ITEM #5: Old Business**

- a. **Discussion and possible vote on amendment to Article VII, Overriding Districts, by adding a new Chapter 170-28.4, Scenic Road Overlay District**

**ITEM # 6: New Business**