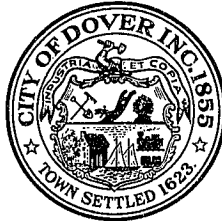


STEVEN J. STANCEL
Director



288 Central Avenue
Dover, New Hampshire 03820-4169
TEL: (603) 743-6008
FAX: (603) 743-6097

City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members

FROM: Planning Staff

DATE: March 21, 1997

RE: *Staff recommendations for agenda items for the March 25, 1997 Planning Board Meeting*

ITEM #2: Application for a site review, conditional use and minor lot line adjustment of land for NH Catholic Charities, Inc., (St. Ann's Home) Assessor's Map L, Lot 15A, zoned R-20, located on Dover Point Road.

Planning staff recommend the Public Hearing be opened, and the application be tabled to schedule a site visit by the Board. There are a number of open items remaining from the Technical Review Committee comments included in last meeting's packet. Following is a list of remaining concerns:

1. Connect internal sidewalks and show on the site plan.
2. Additional guardrails are required on the Southwest parking area near steep slopes.
3. Revise plans and/or specifications to ensure that no additional stormwater flow drains onto the soccer field as a result of the project.
4. Discussion may be required with regard to high traffic generation of the High School directly adjacent to the project.
5. The Fire Department is requiring access to the complex from three sides from on the project site for fire protection. Plans need revision to resolve this issue.
6. Additional curb tip-downs need to be added to the plan.
7. Extend gravel beyond the bituminous curbing on the detail.
8. GIS coordinates need to be tied into the plan.
9. The six items in the City Engineer's March 14, 1997 memo are still outstanding. Refer to the memo in your packet.

ITEM #3: Application for a minor subdivision of land for California Property Management Inc., (Owners, Dunn's Bridge Associates Inc.) Assessor's Map I, Lot 19 & 20A-2, zoned R-20, RM-20 & RM-12, located on Durham Road (Route 108).

Planning staff recommend approval of the site plan with the following conditions:

1. The owner's signature be added to the site plan.
2. The density calculations be revised to eliminate two (2) units from the calculations for Lot # 1.

ITEM #4: Application for a minor lot line adjustment of land for McEneaney Survey Associates, Inc. (Owners Mast Road Sand & Gravel & George & Frances Dowaliby), Assessor's Map H, Lots 53, 48, 47A, zoned R-40, located on Cold Springs Road (off Bellamy Road).

Planning staff recommend approval of the lot line adjustment plat with the following conditions:

1. The owners' signatures be added to the plat.
2. Add a note to the plat stating that no gravel trucks shall use Cold Springs Road private drive.
3. Add a note to the plat stating that no sand and gravel materials extraction shall be allowed north of Cold Springs Road private drive on Map H, Lot 53 (after lot line adjustment. This includes former lots H-57 and H-52).
4. Add all of the properties that have access rights to note 4 on the plat.
5. Show Cold Springs Road private drive in its entirety on the plat.

ITEM #5 Old Business

b Discussion regarding development and permit fees

Please refer to the memo included in your packet.

BWW/bww