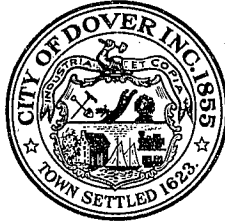


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
RE: Agenda items for April 8, 1997 Planning Board Meeting

ITEM #2: Consideration and acceptance of an application for a site review and subdivision of land for Chad Kageleiry, (Owners Paul Rinden & The Margaret Kanost Revocable Living Real Estate Trust) Assessor's Map D, Lot 14, zoned I-4, located on Venture Drive.

Planning staff recommends approval of the subdivision and site plan with the following conditions:

1. Owners' signatures be placed on the subdivision and site plan
2. Lighting detail be placed on the plan
3. Approval of building facade, sign and landscape plan by DEDC
4. Applicant contribute a portions/share of the cost of new roadway prior to receipt of any certificate of occupancy. Said proportional share shall be available the night of the Planning Board Meeting.
5. Add some additional 2" - 2 1/2" caliper trees in the areas along the front and northern sides of the building.

ITEM #3: Consideration and acceptance of an application for a conditional use of land for Linda Strubble, Assessor's Map L, Lot 113, located at 316C Old Dove Point Road.

Planning staff recommends approval of the conditional use permit with the following conditions:

1. Owners's signatures on the plan.
2. Receipt of favorable comments from the Conservation Commission.

ITEM #4: Consideration and acceptance of an amendment to a subdivision plan for Ronald & Jane Flitter, Assessor's Map A, Lot 26-4, zoned R-40, located on Blackwater Road.

Planning staff recommends approval with the conditions of owners' signatures be placed on the plan.

ITEM #5: Public Hearing on the following Applications for extraction pit renewals:

a. Request for an extraction permit by Brox Paving Materials, Inc., Assessor's Map C, Lots 12A, 13 and 14-2, located on Glen Hill Road.

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field by May 1, 1997 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1997 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
3. No siltation runoff shall be allowed onto and over Glen Hill Road from Map C, Lot 12A.
4. The contours on the plans submitted with the application have not been revised since 1988. Update existing conditions contours on the plans to reflect the current extent of the excavations. Submit the revised plans to the Planning Department by May 1, 1997. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
5. Hours of operation shall be limited to 7:00AM - 5:00PM weekdays, and from 8:00AM - 1:00PM Saturdays.
6. Access to Map C, Lot 13 shall be through Map C, Lot 14. No access shall be allowed on the Class VI Old Rochester Neck Road.

b. Request for an extraction permit by Dowaliby Trucking, Assessor's Map H, Lot 56, located on Mast Road and Cold Springs Road.

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field by May 1, 1997 to facilitate inspections. The pit owner shall contact the Planning Department prior to

May 1, 1997 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.

3. Provide the elevation of the highest annual groundwater table within or next to the excavation site on the permit application.
4. The applicant shall obtain the annual license renewal from the Dover City Council for permission to cross City property to access this pit.
5. The provisions contained in the letter to the Planning Board be considered part of the application and serve as requirements thereof.
6. Complete the Professional Sign-off portion of the application.
7. Update existing conditions contours on the plan to reflect current extent of excavation.
8. The plan submitted with the application has not been revised since 1984. Update existing conditions contours on the plan to reflect the current extent of the excavation. Submit the revised plan to the Planning Department by May 1, 1997. Failure to comply with this condition shall be grounds for revocation of the extraction permit.

c. Request for an extraction permit by James P. Griffin, Assessor's Map H, Lot 62 and Tyra Inc., Map H, Lot 60, located on Mast Road.

Planning staff recommends approval of a setback waiver from the common property line between lot 60 and lot 62, and approval of the permit subject to the following conditions:

1. The civil suit pending between the lot owners be satisfactorily resolved. Proof of that action shall be submitted to the Planning Department.
2. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
3. Minimum setbacks from property lines and the Conservation District adjacent to the Bellamy River be flagged in the field by May 1, 1997 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1997 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
4. The contours on the plans submitted with the application have not been revised since 1992. Update existing conditions contours on the plans to reflect the current extent of the excavations. Submit the revised plans to the Planning Department by May 1, 1997. Failure to comply with this condition shall be grounds for revocation of the extraction permit.

5. Ensure that the stored loam be clean and free from contaminates and hazardous materials.
6. Provide proof to the Planning Department that property tax due for tax year 1996 on Map H, Lot 60 & 62 have been paid.
7. Complete the Professional Sign-off portion of the application.

d. Request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map H, Lot 53, located on Mast Road.

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.
2. Minimum setbacks from property lines be flagged in the field by May 1, 1997 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1997 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
3. The reclamation plan and operational plan submitted with this application and their provisions be considered as part of the permit.
4. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft. A list of disapproving abutters is on file with the excavation permit.
5. The pit owner shall provide notice to the Planning Department should the continuous surety bond for reclamation lapse.
6. Excavation shall be limited to the south side of Cold Springs Road on those portions of the lot crossed by said private drive.

e. Request for an extraction permit by Mast Road Sand and Gravel, Assessor's Map I, Lot 47, located on Back River Road and Mast Road.

Planning staff recommends approval, subject to the following conditions:

1. No off-site materials, fuels, lubricants or other toxic or polluting materials be stored on site without being in compliance with State rules and regulations pertaining to such materials and receiving approval by the Dover Planning Board.

2. Minimum setbacks from property lines be flagged in the field by May 1, 1997 to facilitate inspections. The pit owner shall contact the Planning Department prior to May 1, 1997 to schedule an inspection. Failure to comply with this condition shall be grounds for revocation of the extraction permit.
3. The reclamation plan submitted in 1994 and the operational plan submitted with this application and their provisions be considered as part of the permit, with the exception of Saturday hours of operation. Refer to condition #5 below.
4. Limit excavation at the property lines of disapproving abutters to no closer than 50 ft. A list of disapproving abutters is on file with the excavation permit.
5. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 8:00 AM to 1:00 PM on Saturdays.
6. The paved entrance road shall be cleaned and maintained so as to not allow dust and dirt to migrate off the lot.
7. The ingress and egress to the pit be restricted to Back River Road on Saturdays between 8:00 AM and 1:00 PM.
8. Sow all denuded areas in the adjacent closed Mathes pit (Map I, Lot 49) with a suitable cover crop. Contact the Planning Department for inspection when the crop has stabilized.

ITEM #6: Old Business

a. Discussion and possible vote on site plan for NH Catholic Charities (St. Ann Home), located on Dover Point Road.

Planning staff recommends approval of the lot line adjustment and site plan with the following conditions:

1. Owners' signature be placed on the lot line adjustment and site plan.
2. The City contract with a traffic engineer to be paid by the applicant. The engineer is to review the existing and projected traffic generation of St. Thomas Aquinas and St. Ann's as well as internal parking and flow issues and make recommendations for corrective measures. Said corrective measures shall be incorporated as part of the approval.
3. Extend the outfall of the detention basin beyond the soccer field and relocate the end of the stone apron of the emerging spillway.
4. GIS coordinates be tied into the plan.