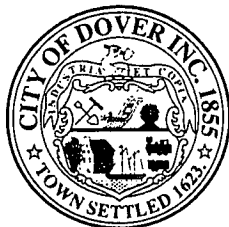


STEVEN J. STANCEL
Director



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: June 20, 1997

RE: *Staff recommendations for agenda items for the June 24, 1997 Planning Board Meeting*

ITEM #2: Application for a site review for Affordable Housing Consultants, Inc., (Owner Addison Realty, L.L.C.) Assessor's Map E, Lot 65C, 74A, zoned RM-8, located on Whittier Street. (45 Units)

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

1. Add the owner's signature to the site plan.
2. The separation between the hydrant and the drain line should be at least five feet by building E, and should be reflected on the plans.
3. Submit the NH Wetlands Council permit to the Planning Department when approved.
4. Continue the Conditional Use Permit for constructing driveways and parking areas from the previous approval.
5. The Fair Share cost allocation for this application for the Whittier Street Bridge repair and the Sixth/Whittier Streets intersection upgrade project shall be \$14,337.90.
6. The developer shall be responsible for the upgrade of the Whittier Street sewer pump station.

ITEM #3: Application for an amendment to a subdivision for Harold & Kimberly Stephens, Assessor's Map A, Lot 26-2, zoned R-40, located on Blackwater Road.

Staff visited the site in May and strongly concur that there is a potential safety problem in locating the driveway for Lot two in its present shared location. Lot one's drive location should be relocated on the sharp curve in Blackwater Road to maximize sight distance at a future date. Planning Staff recommend approval of the amended subdivision plat with the following conditions:

1. Add the owner's signature to the amended plat.
2. Add a note to the plat describing the intent of the amendment. The note should include both Lot one and Lot two as having the shared driveway easement deleted.

ITEM #4: Application for minor lot line adjustments of land for the City of Dover, (Owners, City of Dover, Edward & Florence Loomis and R.P. & E.E. Gracie Trust) Assessor's Map D, Lots 18-B, 18-2, 18-K, 18-8, zoned R-12, located on Alder Lane and Wilbrod Avenue.

Planning Staff recommend approval of the minor lot line adjustment plats with the following conditions:

1. Add the owners' signatures to both plats.
2. Change the Map and Lot call-out on the Loomis plat from D/18-6 to D/18-2.

ITEM #6: New Business

a. 1997-1998 Congestion Mitigation & Air Quality (CMAQ) and Transportation Enhancements Application Round.

Please refer to the copy of Strafford Regional Planning Commission's public notice on soliciting project applications for CMAQ and Enhancement federal monies included in your meeting's packet. Planning Staff have already submitted the City's applications in these categories during the recent Transportation Improvement Program and Plan update process, however the Board may wish to discuss other project ideas for submittal. It is our understanding that all funds under these categories have already been encumbered, and that any new project submittals would have to wait several years for implementation. At present, this round of applications is a speculative one, as Congress has not yet passed a new transportation appropriations bill (referred to as "Nextea").