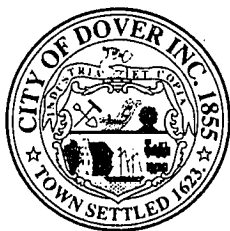


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members

FROM: Planning Staff

DATE: July 3, 1997

RE: *Staff recommendations for agenda items for the July 8, 1997 Planning Board Meeting*

ITEM #2: Application for a minor subdivision of land for Wayne and Teresa Picard, Assessor's Map A, Lot 19, zoned R-40, located on Varney Road. (2 lots)

Planning Staff recommend approval of the minor subdivision plat with the following conditions:

1. Add the owners' signatures to the plat.
2. Add the 75 ft. setback line from very poorly drained soils to the plat.
3. Show existing and proposed well locations with their respective 75 ft. protective radii on the plat.
4. Provide the NH Wetland Council dredge and fill permit for the driveway wetland crossings to the Planning Department when received. The Conservation Commission has recommended approval of the application. A telephone conversation with Dr. Frank Richardson indicates that the application is slated for approval with conditions on July 11, 1997.

ITEM #3: Application for a site review of land for Auditory Response Systems, (Owner, Barry T. Ryan), Assessor's Map 9, Lot 91, zoned O, located at 7 Church Street.

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

1. Add the owners' signatures to the site plan.
2. The application requires a waiver from the Board of the accessway width requirement of 24 ft., as the plan calls for a 22 ft. width.
3. Detailed landscaping plan or fence plan shall be submitted that details the screening of the parking lot area to the satisfaction of the Planning Department. Said screening shall take

place along the full length of the western and northern property lines. Some additional landscaping may be required along the chain link fence on Church Street.

4. Change the 22 ft. dimension for parking spaces 1 through 6 to reflect the 18 ft. stall length. This change will not result in reduced pavement area because the spaces already measure 18 ft. long.
5. Depict the existing sewer easement on the plan.
6. Add to the as-built note that as-builts shall also be submitted in DXF digital form.

ITEM #4: Application for a site review of land for The New Meadows, Assessor's Map H, Lots 35A, 35B, 35D, 35E, 40A, zoned RM-20, located on Knox Marsh Road. (4 buildings, 96 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 remaining abandoned vehicles shall be removed from the property.
3. Submit the NH Wetlands Council dredge and fill permit to the Planning Department when approved. The applicant shall comply with the specific conditions of the dredge and fill permit.
4. Any future development on the site shall require a wetland delineation of the entire parcel, including proposed impacts or wetlands crossings.
5. The applicant grant to the City of Dover a perpetual easement to pass and repass over a trail 20 feet in width and located no more than 150 feet from the Bellamy River for the purposes of hiking, jogging, walking, cross-country skiing or other similar uses. The applicant shall design and maintain the trail, and shall construct the trail at their expense in accordance with plans and specifications approved by the City of Dover. Plans and specifications for the trail shall be submitted to the City for review and approval prior to construction.

ITEM #5: Application for a site review of land for Fuller-Jefferey Radio of New England, Inc. (WOKQ), Assessor's Map M, Lot 91A, zoned R-40, located at 292 Middle Road.

Planning Staff are awaiting additional analysis regarding the location of the building. A recommendation will be available the night of the meeting. Other outstanding issues include the following:

1. Add the owner's signature to the site plan.
2. Change the size of the hardwood trees called out in the landscape plan to a minimum of 2-1/2" caliper.
3. Submit the NH Wetlands Council dredge and fill permit to the Planning Department when approved.
4. Provide the septic system design approval number from the state when it is received.

4. A waiver is required for the proposed 20 ft. wide accessway, as 24 ft. wide is required.

ITEM #6: Application for a major subdivision of land for Eldorado Corporation, (Owners, Frederick & Dorothy Schofield), Assessor's Map I, Lot 31, zoned R-12, located on Mast Road. (3 Lots)

Planning Staff recommend approval of the major subdivision plat with the following conditions:

1. Add the owners' authorized agent signature to the plat.

BWW/bww