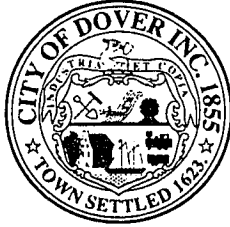


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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Planning Board Members
FROM: Planning Staff
DATE: September 18, 1997
SUBJECT: *Planning Staff recommendations for items for September 23, 1997 Planning Board Meeting.*

ITEM #2: Application for a minor subdivision of land for Doris Grady, Assessor's Map D, Lot 10, zoned R-12, located on Long Hill Road.

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

1. Add the owner's signature to the plat.
2. Submit test pit data to the Planning Department for review.
3. Depict the contour data, soil type data, proposed well location with 75 ft. protective radius, and location of septic reserved area (currently on the second sheet) on one plat for recording.

ITEM #3: Application for a site plan of land for Coheco Overlook Ltd. Partnership (Owner Joseph G. Sawtelle), Assessor's Map 3, Lot 45, Zoned B-2, located at 12 Chapel Street.

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

1. Add the owners' signature to the plan.
2. Add a note to the plan indicating that all non-paved areas shall receive loam and seed.
3. Staff recommend that the Board grant the requested waivers as shown on the plan.
4. Suitable fencing or vegetative screening be provided on the north side of the lot to compliment the proposed stockade fence on the east and west sides.
5. Incorporate the City Engineer comments 1-5, inclusive from the September 15, 1997 memo included in your packet.
6. Add an additional street tree to the front left side of the lot.
7. Add the word granite to all new curbing call-outs.

BWW/bww